



CONSOLIDATED PLAN 2005



PROMOTING

**Neighborhood Livability
Economic Opportunity
And
Decent Housing**

DRAFT FIVE YEAR STRATEGIC PLAN: APRIL 1, 2005

TABLE OF CONTENTS

	Page Number
Executive Summary	1
Strategic Plan	5
General	
The City of Troy	5
Investment Allocation	7
Obstacles	8
Managing the Process	
Lead Agency	8
Plan Development	8
Consultations	9
Citizen Participation	
Introduction	9
Goals of the Citizens Participation Process	10
Citizen Input and Comments	10
Community Meetings and Public Hearings	11
Notification of Public Meetings and Hearings	13
Response to Public Comments	14
Technical Assistance	14
Amendment Process	15
Records and Record Keeping	15
Citizen Comments on Five-Year Strategic Plan	
Institutional Structure	
Institutional Structure	16
Strengths and Gaps	16
Monitoring	
Standards and Procedures	17
Lead-Based Paint	
Lead-based Paint Needs	17
HUD Final Rule on Lead-based Paint	19
Lead-based Paint Strategy	20
Lead-based Paint Hazards Reduction	20
Housing	
Housing Needs	22
Priority Housing Needs	22
Market Analysis	25
Specific Housing Objectives	29
Needs of Public Housing	33
Public Housing Strategy	36
Barriers to Affordable Housing	37
Fair Housing	38
Monitoring	38

TABLE OF CONTENTS (CONTINUED)

Homeless	
Homeless Needs	39
Priority Homeless Needs	40
Homeless Inventory	41
Homeless Strategic Plan	44
Community Development	
Community Development	50
Priority Non-Housing Needs	50
Bases for Priority Assignment, and Goals Addressed	53
Anti-Poverty Strategy	
A Vision for Community Development Actions	53
Analysis of Issues and Opportunities	54
New Choices	55
Raising Incomes	56
Community Development Initiatives	58
Priority Goals	58
Non-Homeless Special Needs	
Housing Opportunities for Persons with AIDS	59

APPENDICES

- A. Census Tracts and Neighborhoods Maps**
- B. Focus Group Minutes**
- C. Public Meeting Minutes**
- D. Press Coverage**
- E. Summary of Economic Development Strategy for Neighborhoods and Waterfront, Draft Plan Report**
- F. Summary of the City of Troy's South Troy Working Waterfront Revitalization Plan: Community Profile**
- G. Summary of City of Troy Comprehensive Plan: Community Profile / Existing Conditions Report**
- H. Summary of the November 2000 Citywide Economic Development Strategy and Implementation Plan**
- I. Summary of the 2003 Housing Rehabilitation and Restoration Plan**
- J. Summary of South Troy Working Waterfront Revitalization Plan**



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

Executive Summary

This Consolidated Plan covers fiscal years 2005 through 2009. It is prepared in compliance with requirements of the U.S. Department of Housing and Urban Development (HUD) as a plan and an application for funding under four formula grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships including the American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grant (ESG). This document presents a strategic plan to address the three goals established by federal statute for these programs: providing expanded economic opportunities, providing a suitable living environment, and providing decent housing. These programs are primarily aimed to benefit persons and families of low to moderate income, i.e., median annual family income from \$ 35,550 (household of one) to \$ 67,050 (household of eight) as of February 2005.

At present, the City of Troy is an "entitlement" city and, therefore, is entitled to receive CDBG funding every year based on a formula. President Bush recently proposed major changes to the CDBG program to become effective in fiscal year 2006, if adopted by Congress. The President's proposal includes a 30% reduction in the CDBG program, moving the \$4.7 billion program from HUD to the Department of Commerce and reducing it to \$3.7 billion, targeting economic development rather than poverty, and eliminating the entitlement status of communities like Troy.

Information gathering to inform the preparation of this Plan began with a series of neighborhood meeting held by Mayor Tutunjian. To further explore the issues raised by the public at the Mayor's meeting four focus groups were established : Neighborhood Liveability, Economic Opportunity, Housing, and Homelessness and Poverty Services. These focus groups developed a series of strategies and preliminary priorities for presentation to Troy residents for their input.

Based on those preliminary priorities and a series of public meetings, the following priorities were established for the Consolidated Plan 5-Year Strategic Plan.

Neighborhood Liveability

- Implement targeted code enforcement in North Central and South Troy (similar to NICE).

- Continue the Civil Enforcement/nuisance abatement program in targeted blocks to address quality of life and other pre-crime problems. Remove the enabling conditions of the problems.
- Apply to Justice Department for “Weed and Seed” and other sources for funding to fully implement Community Policing program.
- Coordinate infrastructure improvements in downtown, targeted neighborhoods, and other parts of the City on the basis of a 3-year plan that is updated annually. Include sidewalks, street paving, lighting, utilities, street trees, etc.
- Coordinate housing programs and economic development programs especially in downtown along the River Street corridor in North Central, and on the Waterfront.
- Address vacant buildings through a combination of stabilization / demolition programs particularly addressing the city-owned vacant buildings and properties when the next round of in-rem properties comes up. Improve City surplus property disposal procedures / qualifications for participation, to improve results with sold properties.
- Assist neighborhood-sponsored projects that increase pride, safety, and investment in the city’s neighborhoods, particularly the targeted priority neighborhoods (e.g. tree planting, parks and playgrounds, special trash removal projects, signage, lighting, facilities, etc.).
- Develop incentives for households making 80% to 125% of median income. Attract young homeowners whose income is above “just making it”. Also attract “empty-nesters” with significant disposable incomes.
- Work with developers to get residential development in downtown so Troy’s downtown will include a mix of uses.
- Eliminate a major inconvenience of living in central Troy neighborhoods by making everyday community retail available in a location central to the neighborhoods, preferably downtown.

Economic Opportunity

- Fund and implement grant and loan programs for the rehabilitation of existing commercial buildings and the development of businesses in commercial properties city-wide, but particularly emphasizing downtown Troy. Submit grant applications for other economic development grant opportunities, as they come available.
- Find space for additional “incubator” opportunities in Downtown to retain / develop high-paying jobs.
- Use Brownfields Economic Development Initiative (BEDI - \$2 mil grant + \$3 mil loan) in South Troy industrial area – (Adams to Burden, Hudson River to First). Facilitate redevelopment of brownfields properties in the central neighborhoods of Troy, particularly along the waterfront.

- Land bank vacant buildings and vacant lots along River Street in the North Central neighborhood.
- Encourage positive image of Troy in the media.
- Develop a comprehensive job training and placement strategy utilizing existing resources, such as the Capital District Workforce Investment Board, and linking them to the public housing services, poverty services and homeless housing services agencies needs in order to develop family and individual self-sufficiency programs.
- Look for innovative ways to train un - and under-employed people utilizing the resources of the Troy Housing Authority, Hudson Valley Community College, and other organizations.
- Examine ways to connect employees and businesses with jobs and customers through enhanced parking opportunities downtown and enhanced transit.
- Encourage the location and development of businesses serving the regular shopping needs of residents of the central Troy neighborhoods, particularly in the downtown area.
- Develop and implement a plan to capitalize on heritage tourism and historic resources.

Housing

Existing Neighborhoods

- Implement a 5-year targeted code enforcement program, targeting and completing work in the North Central and South Troy neighborhoods.
- Revise the existing zoning ordinance to down zone large existing residential areas of Troy from R3 and R4 zoning to R1 and R2 zoning.
- Increase owner-occupancy
- Review the full range of existing housing programs and policies and revise them as required to encourage growth of a balanced community.
 - o Implement an exterior paint program to assist eligible low-mod income owner-occupants to improve and maintain the exteriors of homes by reducing LBP risks and aiding the appearance of their neighborhoods.
 - o Implement a small grant rehabilitation program to assist eligible low-mod income owner-occupants to improve the exteriors of homes and undertake small scale code violation repairs.

- o Implement a moderate rehab housing rehabilitation grant program to assist eligible low-mod income owner-occupants to rehabilitate and invest in existing homes that require repair/replacement of major systems in addition to small code violation repairs.
- o Develop and implement a vacant building stabilization program that prevents loss of existing structures by protecting them from serious building deterioration causes that would otherwise result in building demolition.
- o Housing rehabilitation programs are to assist in preserving, restoring and maintaining the architectural character of Troy's historic neighborhoods.
- Maintain the historic character of Troy's housing stock and neighborhoods by incentivizing investment in appropriate rehabilitation of older housing stock.
- Incentivize de-densification of dwellings (two-and multi-family to single-family owner-occupancy).
- Explore the feasibility of a housing registry or clearing house to connect prospective tenants and home-owners with code-compliant dwellings.

Subsidized Housing

- Effect a 10% reduction per year over 5 years in the number of Section 8 and public housing units.
- Reduce the concentration of Section 8 and public housing units, particularly in deteriorating, high density neighborhoods.
- Shift the emphasis of subsidized housing providers to address and include facilities and services that promote tenant transition to self-sufficiency (including opportunities for day care services, after school care services, transportation, life-skills counseling, job training, homeownership skills training, etc.)
- Determinations of consistency with the 5 year Consolidated Plan will be made by the City for all proposed applications for housing programs in Troy regardless of the organization applying for the funding.

Homelessness and Poverty Services

- Shift the emphasis of all entities providing poverty services, homelessness services and other special needs services away from providing institutionalized supports and towards services that promote a transition to self-sufficiency (including job training, life-skills counseling and day care, in addition to emergency food, clothing and shelter services.)

- Determinations of consistency will be made by the City for all proposed applications for housing programs in Troy regardless of the organization applying for the funding.
- Implement the HMIS program and use it as a tool to manage the delivery of homelessness services.
- Fully explore mechanisms that will enable the City to identify systemic sources of homelessness and develop alternative strategies to prevent homelessness.

Other

- Recognize the uniqueness of Troy's 7-mile-long waterfront as an asset to neighborhood liveability, economic opportunity, and housing.
- Hire a grantwriter to apply for everything that advances the Strategic Plan.
- Improve responsiveness to citizen inquiries.
- Decrease dependence on CD funding across the full range of Consolidated Plan programming..
- The City of Troy is required to review all proposed HUD-funded projects and programs for consistency with the 5-Year CP Strategic Plan.

It is the policy of the City of Troy to implement reforms in public housing, Section 8 housing, and homelessness services to provide for the most critical needs while "de-institutionalizing" those who have come to see these facilities as long-term, permanent accommodations. The basis for this policy is the need to remove this "institutional" mind-set in which these accommodations are seen as an end, and replace it with a desire to use these accommodations temporarily on the way to something better. Enabling this shift will be various programs to equip residents to become self-sufficient, including job-training and placement, child care, home-ownership training, and assistance with purchasing a home and renovating it to meet code and to contribute to the quality of its neighborhood.

General Questions

General Questions

THE CITY OF TROY

The City of Troy is located on the east side of the Hudson River in Rensselaer County. Troy is the county seat. It's population is 49,170, 58.3% of which is low to moderate income. Fourteen census tracts cover the city limits of Troy and eleven of them have median family income in the low-income to moderate-income range. Those census tracts cover four neighborhoods: South Troy , Downtown, North Central, and parts of Lansingburgh. These neighborhoods are the target areas for assistance.

The reported 2000 US Census population for the entire city of Troy was 49,170, down from 54,269 in 1990. Information available from the Capital District Regional Planning Commission (CDRPC) indicates that the City will experience a population increase between now and 2010. However, CDRPC information indicates that a steady decline in population beginning in 2020 will follow ranging from a population of 48,550 in 2020 to 46,950 in 2040. Troy is sectioned into six neighborhoods making up 14 census tracts: South Troy, Albia/Heights, Sycaway/East Side, Downtown Troy, North Central, and Lansingburgh. The following chart details population trends in these sections from 1980 to the present.

Section	1980	1990	2000	1980-1990 Change	1990-2000 Change	1980-2000 Change
(Estimated)	1980-1990	1990-2000	1980-2000			
Lansingburgh	14,228	13,604	12,816	-4.4%	-5.8%	-9.9%
North Central	5,896	5,305	4,371	-10.0%	-17.6%	-25.9%
Downtown Troy		4,173	4,066		-2.6%	-13.3%
Sycaway	13,664	13,418	13,042	-1.8%	-2.8%	-1.6%
Albia	9,252	9,042	9,019	-2.3%	-0.3%	-2.5%
South Troy	9,425	8,834	8,021	-6.3%	-9.1%	-14.8%

Of Troy's population, 24,335 (49.49%) are men and 24,835 (50.51%) are women. The median household income in Troy is \$29,844 and the per capita income is \$16,796. The City's Low to Moderate Income (LMI) population is 58.3%. Of the fourteen (14) Census Tracts making up Troy, eleven (11) are populated with a majority of LMI households.

The City's LMI population is 58.3%, with the majority of this population residing in the South Troy and North Central neighborhoods, the areas in most need of community development and enhancement.

North Central Troy is made up of census tracts 403, 404, and 405 and is an area with a high concentration of social and economic problems and poor housing conditions. Historically, the neighborhood was working class neighborhood where residents also worked in neighborhood mills, warehouses, and heavy industrial centers. As Troy's manufacturing-based economy contracted and residential patterns shifted, North Central Troy began to deteriorate. Today the neighborhood accommodates a mix of residential, light industrial, and limited commercial uses but also has become an area of high crime and poverty.

Lansingburgh is the northernmost section of Troy, encompassing census tracts 401, 402, 403, and 414. Lansingburgh, an independent community until its annexation by the City in 1901, was originally settled in 1771 and grew due to its economy based on trade, the railroad, and its location on the Hudson River. Lansingburgh accounts for more than one-quarter of the City's housing and, behind North Central and South Troy, has the one of the highest concentrations of housing constructed before 1939 (74.7%) and is divided into northern and southern sections at 112th Street. Housing is made up of one- and two-family structures with some low-rise apartments. Lansingburgh has the distinction of having the highest rate of owner occupancy in Troy.

South Troy is at the southern end of the City and includes census tracts 408, 409, and 410. South Troy is an old working class section of the City where industrial and manufacturing facilities once provided most neighborhood residents with jobs. Much of South Troy was developed in the mid- to late-nineteenth century, initiated when

several early industrialists began to locate mills and factories along the fast running waters that cut through the City. Residences were constructed initially as housing for workers in nearby foundries and factories. South Troy is densely populated, with a considerable mix of industrial and residential uses. Development has been severely constrained by the rugged topography reflected in the irregular street patterns. In addition, most of the area along the Hudson River between Adams Street and the Menands Bridge is occupied by industrial uses, cutting off public access to the River and producing large amounts of truck traffic. In recent years, the City has become engaged in programs to clean-up former industrial sites in South Troy and re-develop the waterfront.

Sycaway includes encompasses census tracts 406, 413, and 414 and is a residential district composed of three small residential areas separated from each other by the RPI campus. In addition to RPI, there are several other institutional uses in this area, including Samaritan Hospital, Troy High School, and St. Mary's Cemetery. Most recent developments have included garden apartments off Hoosick Street between Beman Park and Sycaway and single family suburban development in Sycaway.

Downtown Troy consists of census tract 407 and is the City's business area complimented by historically and architecturally significant buildings, constructed during the nineteenth century when Troy was one of the nation's industrial leaders. The district contains two high rise public housing projects, Taylor Apartments and Ahern Apartments (now closed), as well as Kennedy Towers senior housing, and various low-rise multiple-unit apartments, including Grand Street, Burns Apartments, Monument Square, O'Neill Apartments, and Troy Towers. It is also home to the Russell Sage College campus, the Uncle Sam Atrium, and numerous public buildings. In recent years, Downtown Troy has seen the beginnings of a resurgence whereby many are "rediscovering" Troy for the purpose of living and/or doing business. There are however, image factors, homelessness and poverty issues.

Albia consists of census tracts 411 and 412 and is located in southeastern Troy. The neighborhood is comprised with a mix of housing for low- and moderate-income families and stately single family homes, complimented by busy commercial strips, particularly along Pawling Avenue and in areas near Hudson Valley Community College. Housing stock is newer and the area is less densely developed. This area of the City is the location for the Griswold Heights and Riverview Gardens housing projects, the 1960s development Hillsvie Heights, and the newer developments Emerald Green and Riverview Estates. Land formerly occupied by the Troy Airport has become the Troy Industrial Park and landfill.

INVESTMENT ALLOCATION

The rational for allocating resources was developed over a series of meetings with focus groups on Neighborhood Liveability, Economic Opportunity, Housing, and Homelessness and Poverty Services. The rational was further informed by a series of public meetings at which the preliminary priorities established with the focus groups was discussed, refined and supplemented with the public. The rational for allocating resources related to housing addresses areas where low-income / moderate-income concentration, Section 8 tenant-based housing, low owner-occupancy, housing stock of poor (non-code-compliant) quality, crime and the need for infrastructure improvements were coincident. The rational for allocating resources related to economic opportunity considered where those opportunities could benefit

concentrations of low-income and moderate-income persons that would build upon in-place resources, i.e., in the Downtown and North Central neighborhoods.

OBSTACLES

Limited funds restrict the amount of code inspections that City staff can complete, thus limiting its ability to move dwellings from non-compliance to compliance. This inability leads to perpetuation of sub-standard housing and neighborhood deterioration. CDBG funds can supplement City funds to support targeted code and civil enforcement in neighborhoods with the greatest needs.

Lack of Weed and Seed grant funds from the Justice Department have limited the ability of the Troy Police Department to complete its mission to “weed” out criminal activity and “seed” in more positive activities. The City will apply for this grant in an effort to supplement the ability of the Police Department to reduce crime and the conditions that breed criminal activities, especially in neighborhoods of the greatest need.

An obstacle to reducing the isolation of income groups is the concentration of Section 8 tenant-based units in the neighborhoods with the greatest needs and most deterioration. The Troy Housing Authority currently has 621 tenant-based Section 8 vouchers in use city-wide. South Troy has 122, or 20% of the total. Downtown has 69, or 11% of the total. The North Central Neighborhood has 207, or 33% of the total. These data suggest that these low income families (average annual income is \$11,871) are isolated in these needy areas.

Limited funds also restrict the amount of infrastructure improvements the City can make to the basic “bones” of neighborhoods, their streets and utilities. Streets whose maintenance has been deferred lend a poor appearance to their surroundings, adding to the specter of deterioration. There was a rash of water main breaks in Troy in the winter of 2004/05, mentioned here to illustrate the sometimes questionable condition of the City’s old underground piping systems that leads to resident frustration and the feeling that – “If the City isn’t investing

in the neighborhood, why should I?” A three-year plan for street and infrastructure improvements, updated yearly, will enable the City to target resources to the neediest areas that are coincident with the targets for code and civil enforcement, Weed and Seed, and Section 8 deconcentration.

Managing the Process (91.200 (b))

Managing the Process

LEAD AGENCY

The lead agency for administering programs covered by the Consolidated Plan is the City of Troy Department of Planning and Community Development (DPCD).

PLAN DEVELOPMENT

In addition to the focus groups and public meetings mentioned previously, the public is provided a 30-day period during which to review and comment on the Five-Year Strategic Plan of the Consolidated Plan. The DPCD solicited proposals for priority projects and programs that could be undertaken to satisfy community needs. Upon review of proposals, the DPCD will forward it's recommendations to the Mayor, who will forward the proposed One Year Action Plan (OYAP) spending plan to the City Council. The public will be provided a 30-day period during which to review and comment on the OYAP. The City Council will hold a public hearing during this 30-day period.

CONSULTATIONS

During development of this Five-Year Strategic Plan, the DPCP consulted with housing, social service agencies and other entities. The Troy Housing Authority (THA) was engaged with the City in discussions about its facilities and programs and the mutual desire to assist clients of THA become self sufficient. Communication and meeting with the Rensselaer County Homeless Services Consortium centered on services provided by its member agencies to homeless persons and facilities. Member agencies include Unity House; the Commission on Economic Opportunity (CEO); Rensselaer County Department of Mental Health; YWCA of Troy-Cohoes; Legal Aid Society; Catholic Charities; Josephs House; Troy Housing Authority; Troy Area United Ministries; and Corporation for AIDS Research, Education, and Services (CARES, Inc.).

Citizen Participation (91.200 (b))

Introduction

The United States Department of Housing and Urban development (HUD) has implemented a consolidated planning process which unites four primary funding resources for community development and revitalization. The consolidated planning process calls on the City of Troy to build new partnerships to meet the needs of low-income neighborhoods, simplifies the planning process, expands the citizen participation process, and creates a significantly expanded role for low-income citizens who benefit from the community development resources.

The consolidated planning process combines the Community Development Block Grant (CDBG) Program, HOME Program, Emergency Shelter Grant (ESG) Program. These programs share three basic goals of providing decent housing, developing a suitable living environment and expanding economic opportunity to low and moderate income persons. The consolidated plan consists of a Citizen Participation Plan, a 5 Year Strategic Plan, and a one-year Action Plan. The Strategic Plan integrates the community's demographic profile, economic, housing and community trends and needs; establishes goals, objectives, and performance benchmarks, and a framework for innovation.

Through consolidated planning, the City of Troy has the opportunity to build a unified vision of community development, create opportunity for strategic planning, and implement strategies to foster self-sufficiency to reduce poverty and its affects on low and moderate income residents, increase citizen participation, and reduce the duplication of effort. Extensive citizen participation is essential to ensure that the

most effective strategy is developed to solve the problems and increase the assets of low-income neighborhoods.

This Citizen Participation Plan (CPP) is very similar to and builds on the CPP that was developed as part of the City's year 2000 Strategic Plan of its Consolidated Plan. Because the year 2000 CPP was the model for developing the new CPP for the 2005 Strategic Plan only minor modifications have been made to the 2000 CPP to describe the changes in approach, tactics and priorities that will constitute the new 2005 CPP. Consequently, recognition and credit is hereby given to River Street Planning and Development for providing an excellent framework for the City's new 2005 Citizen Participation Plan.

Goals of the Citizen Participation Process

The resources made available to the City of Troy through CDBG, ESG, and HOME programs are directed at meeting the needs, and building the capacity of low income residents. The very citizens these resources seek to empower have historically played a very small role in forming neighborhood plans or setting neighborhood or city-wide priorities for resource allocation. This document proposes an expanded role for low-income residents and summarizes the City of Troy's citizen participation plan, which will:

- increase participation by low, very low, and extremely low income persons, residents of public/assisted housing and person with special needs;
- clarify roles and responsibilities and build a community-consensus on assets, needs and interests, and;
- result in a Plan based on low-income citizen review and comment and be supplemented by feedback from other citizens, businesses, and other community based entities.

The Lead Agency for the consolidated planning process in the City of Troy is the Department of Engineering, Planning and Community Development. The Lead Agency is charged with notifying citizens about the planning process, facilitating neighborhood meetings, and drafting the strategic plan and the action plan that summarizes the allocation of Consolidated Planning program funds. In addition, the Lead Agency works in cooperation and consultation with various community partners, representatives from public and private agencies, Troy Public Housing Authority, and other municipal departments, to incorporate the needs of their clients, and thereby maximize the comprehensiveness of the strategies of the Consolidated Plan.

Citizen Input and Comments

Citizen input shapes the Citizen Participation Plan, the consolidated planning process, the allocation of resources, the evaluation of funded projects, and the evaluation of the strategic planning process.

The City of Troy commenced the citizen participation process related to the development of the updated Strategic Plan by scheduling, notifying interested parties

and conducting a series of neighborhood meetings hosted by Mayor Tutunjian. The purpose of these neighborhood meetings was for residents to identify the problems they viewed as their neighborhood problems and to propose ways to reduce or eliminate the problems by focusing on neighborhood assets and outside resources.

Following the Mayor's neighborhood meetings the City convened four focus groups to concentrate on critical issues including housing, economic development, neighborhood improvement including public safety and homelessness/poverty services. The focus groups were comprised of representatives from the city, county, local public housing authority, businesses, and community organizations. Each focus group met individually with the consultant and City officials, to review opportunities and constraints and to identify preliminary strategies, goals and priorities for presentation to Troy residents for their input.

The data collected from the focus group sessions by the lead agency (the City Planning Dept.) was summarized, analyzed and used to develop a format and agenda for the neighborhood meetings and the City Council's public hearing. These focus groups will be an integral part of the implementation process for the Consolidated Plan.

Additional data regarding the adequacy of services provided to low income citizens in the City of Troy was collected by the consultant through one-on-one contacts with organization that are experienced in the delivery of services to low and moderate income residents. The responses will be reflected in the priorities and recommendations incorporated into the Strategic Plan and one-year Action Plan.

Community Meetings and Public Hearings

The City of Troy then hosted neighborhood-based meetings in three CDBG-eligible neighborhoods including Lansingburgh, North Central, South/South Central Troy, and Citywide to present the findings of the initial round of neighborhood meetings and the preliminary priorities, goals and strategies that came out of the work of the three focus groups and a committee of City department heads who will be responsible for implementing the Strategic Plan through a series of One-Year Action Plans. . Other city residents will be invited to participate by attending public hearings. The goal of the neighborhood-based meetings was to make it more convenient and less intimidating for residents to participate, and to bring municipal officials into the neighborhoods to hear about the problems facing citizens and learn about existing neighborhood assets.

- The meetings were held in community space that is familiar and accessible to the community such as at neighborhood-based schools.
- Meetings were scheduled in the evening at times convenient to citizens who could benefit from the resources.
- The neighborhood meetings were well publicized by means of press releases and notices.

- Consultant facilitators were used to identify the views of citizens, solicit responses to proposals, identify housing and community development issues and needs, and evaluate previously funded programs.

Neighborhood-based meetings help in developing the draft community needs assessment elements of the Strategic Plan, and give citizens access to other municipal plans, maps and documents that are useful in identifying needs and assets. Information about the neighborhood will come from a number of sources including existing studies, reports, grants, current projects such as, existing corridor studies, census data, crime data, and unemployment rates.

Neighborhood meetings seek citizen input to build consensus and a vision of the City's future and a strategic plan for allocating available resources to provide decent housing, a suitable living environment and expanded economic opportunity in distressed neighborhoods. Community agencies who offer services to the low-income community were welcomed and encouraged to attend and participate in the neighborhood meetings. The primary purpose of the neighborhood meetings is to give low-income citizens a strong voice in setting allocation priorities.

Citizens were asked what they envision for the future of their neighborhood and to share their opinions on neighborhood needs and assets, available services, under-utilized or ineffective services, strategies for solving problems, and necessary new initiatives. Citizens were also asked to identify effective community agencies or individuals that could be approached to undertake proposed initiatives.

The City has had discussions with the Troy Housing Authority and the Homeless Services Collaborative to discuss the needs of tenants and to set future priorities for services to attain self-sufficiency and for allocating resources. The City will maintain contact with the THA and the HSC. The conclusions of the focus groups will be recorded and summarized and incorporated into the priorities for both the Strategic Plan and the Action Plan.

Per CDBG program regulation the City will host at least two public City-wide hearings during the program year. The initial public hearing will follow the final neighborhood meetings and will be an opportunity for the City to present the draft Strategic Plan, and summarize and present the priorities set by the neighborhood meetings, and accept comments. The City will host a second public hearing to present the draft one-year Action Plan and receive public comment. The final Strategic Plan will be adopted by the City Council on May 5, 2005 following the close of the 30-day public comment period on the draft Strategic Plan. On June 2, 2005 the City Council will approve the One Year Action Plan for the 2005-06 program year after which it will be submitted to HUD for approval.

An executive summary of the draft Strategic Plan and the preliminary recommendations for spending under the PY2005-2006 One Year Action Plan will be published prior to the hearing dates (in 2000-2001 hearing dates expected prior to May 24, 2000). The public hearing notices will identify where copies of the Strategic Plan and the One Year Action Plan proposals are available for public inspection and the means to facilitate public comments. They will also indicate where free copies of the documents can be obtained.

Annual public hearings will be conducted to obtain citizen guidance in the formative stage of the development of the annual One Year Action Plan and to react to the draft spending plan. One public hearing will be scheduled prior to issuance of the RFP requesting proposals. The second public hearing will be conducted after the publication of the annotated draft list of projects that are proposed to be funded. It will provide for a 30+ day comment period. The purpose of the first hearing will be to obtain citizen recommendations for priorities in funding and projects for the RFP while the second hearing will be conducted to obtain citizen comments on the proposed spending plan before it is finalized for submittal to HUD.

These hearings will be conducted in Troy City Hall. Troy City Hall is handicapped accessible and it is centrally located for residents of CDBG-eligible Census Tracts. The availability of services for special needs populations, including non-English speaking persons, will be identified as part of the hearing advertising process for all Consolidated Plan public hearings.

Notification of Public Meetings and Hearings

The City of Troy will seek to increase the participation of citizens by implementing a notification process that offers opportunities above and beyond the requirements of the regulations of the programs. The City's Department of Planning and Community Development will publish a schedule of opportunities for public comment in The Record, on the bulletin board outside Troy City Hall, and will submit copies of notices to the Troy Public Library (Main and Lansingburgh branches), to the Troy Housing Authority, and will post the notices on the City's official web site at www.troyny.gov.

Copies of this Citizen Participation Plan and the Consolidated Plan will be available at the following locations: on the Internet at the official City of Troy web site at www.troyny.gov, at the Troy Public Library (Main and Lansingburgh branches), the principal offices of the Troy Housing Authority, and Troy City Hall. The Grantee Performance Report (CAPER) will be available at the Troy Public Libraries, the principal offices of the Troy Housing Authority, and City Hall. Additionally, the final Citizen Participation Plan will be supplied to the Executive Director of the Troy Housing Authority for purposes of the Public Housing Agency Plan.

The citizen participation process will result in the development of a five-year Strategic Plan and a one-year Action Plan for the 2005-06 program year and for One-Year Action Plans for subsequent program years. The Action Plan will present the City's decision for allocation of available resources including CDBG, ESG, and HOME funds. The interim and final draft will be developed in a format accessible to the citizens. Upon completion of a final draft One-Year Action Plan the City will present the proposed Action plan at a public hearing conducted by the City Council during the 30-day public comment period. Copies of the Action plan will be provided at that time. Copies of the proposed Action Plan will be available for review at Troy Public Library (Main and Lansingburgh branches), the principal offices of the Troy Housing Authority, and City Hall. At that time a summary describing the contents and purpose of the Action plan and specifying the sites for review of the document will be published in The Record.

The Department of Planning and Community Development will accept citizen comment and recommendations on the proposed Citizen Participation Plan, the Strategic Plan and the One Year Action Plan for a period of thirty days from the date of publication and summarize all comments received in a written document which will be available for public review at City Hall and will be attached to the Strategic Plan for submission to HUD. In addition, the City of Troy will provide prompt written responses to written complaints and comments within 15 days.

In addition to public notices used for advertising the annual public hearings, the CAPER public hearing, or public hearings for substantial amendments, the City will distribute meeting notices to organizations serving low/mod residents. Finally, the City will issue a press release to the two local newspapers and will purchase space (if possible opposite the editorial page) in The (Troy) Record, the official newspaper designated by the City of Troy, to provide prominent advertising announcing the public hearing(s). The press release will be issued five days prior to the hearing date and the paid advertisement will be placed at least five days prior to the hearing date. Copies of the documents will be available in the offices of the Department of Planning and Community Development in Troy City Hall, at both branches of the Troy Public Library, and at the principal offices of the Troy Housing Authority.

Response to Public Comments

Citizen comments and/or complaints received orally and in writing at public hearings for the Strategic Plan, for the annual CAPER, or for substantial amendments will be recorded, and a written response to all of the comments or complaints will be included in the record of the hearings. Comments or views not accepted and the reasons therefore will be attached to the document(s) that are the subject of the public hearing. This policy shall apply to comments received at public hearings for the Consolidated Plan in general as well as for the CAPER, and for substantial amendments. The written response shall be completed within 15 days after receipt unless additional research is needed and a copy of the response shall be provided to the complainant if requested by the complainant. For ease of understanding a summary of comments and responses will be kept on record and will be attached to appropriate submissions to HUD.

Technical Assistance

Following the citizen input process, the City of Troy will issue a request for proposals soliciting eligible projects from eligible entities which propose to provide decent housing, a suitable living environment, and expanded economic opportunity. The request for proposals will be based upon strategies and priorities established in the 2005 Strategic Plan, and supplemented by experience and guidance from the City administration. The City of Troy will prioritize proposals which respond to the RFP, meet identified neighborhood needs, provide services which serve the needs of low/mod residents, households and neighborhoods, are provided by a neighborhood-based presence, encourage collaborative or consortia-based approaches to service delivery and outline clear performance objectives and realistic benchmarks for success. Additional criteria may include financial and operational feasibility, funding availability and organizational performance.

The City of Troy will offer technical assistance to recognized neighborhood-based groups organized by and/or serving low, very low, and extremely low income residents. to enable them to request assistance and develop a proposal by hosting

technical assistance sessions, and providing a handbook for proposal development providing information and direction for completing the application requirements. Reasonable technical assistance will be provided by the City for developing neighborhood plans, neighborhood improvements, and/or applications for Consolidated Planning funds to implement the plans or improvements. This assistance by the City shall be provided free of charge. The City's technical assistance shall be advisory only, and shall not include the actual preparation work, nor shall it be interpreted as advocacy for a particular plan or application, or tacit approval of the plan or application.

Amendment Process

Changes to the Strategic Plan and the one-year Action Plan subsequent to its approval by the City Council and acceptance by HUD will require certain actions depending upon the type and the extent of change required. These are as follows:

Formal Amendment. Revisions to the program which meet the regulatory definition of an amendment include decisions not to carry out an activity, to carry out an activity not previously described or to substantially change the purpose, scope, location or beneficiaries of an activity pursuant to §57-305 Code of Federal Regulations. Such revisions require: 1) a formal public hearing during a 30-day public review/comment period; 2) City Council approval of amendment; 3) submission of an amendment request to HUD. This formal amendment shall be considered to be a substantial amendment as defined by HUD.

Budget Amendment. If no projects are being added or deleted and the amendment consists of a shifting of funds between budget lines in order to accommodate changing project needs over the course of the program year, the changes will be processed as a budget amendment. In these cases, no formal public hearing is required, but HUD should be notified of the budget revision.

Budget Adjustment. Minor budget adjustments utilizing contingency funds and/or necessitated by accounting requirements may be handled administratively, requiring no Council or HUD actions. Examples of these adjustments are: 1) transfers in "like" accounts from one budget year to another regardless of the dollar amount of the transfers (this action will require notification of the City Council Finance Committee by the City Comptroller); 2) transfers of contingency funds into budgeted projects up to a 50% increase in the allocation of the targeted project activity. Budget increases in excess of 50% of the original appropriation caused by transfer of funds to unlike activities shall be considered to be a substantial amendment as defined by HUD; and 3) transfer of any and all unexpended projects/programs initially approved in a program year three or more years previous to the current year. The purpose of the last category is to keep accounts current and to allow for re-assignment of funds from projects which were never initiated, despite a reasonable time frame. CDBG funds must be transferred from the incomplete activity account into the target project account (this action will require notification of the City Council Finance Committee by the City Comptroller).

Records and Record-keeping

All records related to the Consolidated Planning program shall be maintained by the Department of Planning. Records less than two years old shall be readily available for public inspection in the offices of the Department of Planning. Records from 2 to six years old shall be accessible for public inspection within 48 hours of the time of written request for them. Records that are available for public inspection shall consist of public notices, applications for funding, City decisions, the individual folders of funded projects, the CAPER, audit findings, correspondence (including complaints) with and between the City and HUD and citizens, and the Environmental Review Records. All requests for access to records shall be in writing and shall be submitted to the City's FOIL officer on forms supplied by the FOIL officer.

Institutional Structure (91.215 (i))

INSTITUTIONAL STRUCTURE

The Consolidated Plan will be carried out in conjunction with several City and non-City entities. City entities to be involved will include the Mayor, the City Council, the Departments of Planning and Community Development, Economic Development, Public Works, Public Utilities, Police, and Engineering. These entities will plan, approve and execute measures intended to provide suitable living environments, economic opportunities, and decent housing. Not-for-profit entities will be the Troy Rehabilitation and Improvement Program (TRIP), Troy Architectural Program (TAP), Commission on Economic Opportunity (CEO), and member organizations of the Rensselaer County Homeless Services Collaborative, which will execute measures intended to provide decent housing and suitable living environments. The Troy Housing Authority will continue its services for low-income clients. The City will attempt to re-institute a program to provide loans to homeowners to replace sidewalks. This program was originated by Troy Savings Bank. Its successor, First Niagara, will be requested to establish a similar program. Hudson Valley Community College, local unions, and the Capital Region Workforce Investment Board can provide vital job training and placement assistance.

STRENGTHS AND GAPS

A significant strength is the desire by all entities to make Troy a better place in which to live and work. This sentiment is shared enthusiastically by all entities who recognize the uniqueness of the City and the positive example it can be of a compact, well planned urban place with good neighborhoods, good jobs, wonderful historic architecture, a 7-mile waterfront, and excellent educational institutions. One gap, or weakness, in the delivery system appears to be evidenced by the few people who currently "graduate" from assisted housing – THA site-based, Section 8 tenant-based, homeless facilities – into self-sufficiency. Filling the gap with training in tenant skills, job skills, placement, training in home ownership, and connecting "graduates" with HOME (ADDI) funds to assist with home purchase is a goal of this Strategic Plan.

Monitoring (91.230)

Monitoring STANDARDS AND PROCEDURES

Housing and community development projects will be monitored by the DPCD to ensure compliance with program and comprehensive planning requirements. Specific goals, often identifying quantities, established by the City for various programs in the OYAP, will establish a base line against which performance will be monitored. This Five-Year Strategic Plan and the Consolidated Annual Performance and Evaluation Report (CAPER), as the primary monitoring tools will be supplemented by performance reports from recipients of funding that state quantitative and qualitative data indicating recipients' performance against established goals.

Priority Needs Analysis and Strategies (91.215 (a))

Discussed in the Executive Summary

Lead-based Paint (91.215 (g))

Lead-Based Paint LEAD-BASED PAINT NEEDS

Although lead-based paint was banned from residential use in 1978, lead poisoning remains a concern in many of the nation's cities. According to HUD's 1991 report to Congress, an estimated 80% of housing built between 1940 and 1959 contains lead-based paint, while pre-1940 housing had a rate of 90%. These older units are not only more likely to be occupied by low income residents, they are also more likely to be in disrepair, with peeling or chipping paint. These conditions put children at greater risk of lead exposure. With approximately 93.6% of its housing built before 1980, the City of Troy has a continuing need for housing rehabilitation, lead awareness, and lead-based paint abatement to address potential lead poisoning problems.

According to the Rensselaer County Department of Health, most Troy homes have lead-based paint and pipes, given the advanced age of the housing structures. Based on the HUD report cited above and on the number of pre-1940 housing units in Troy, approximately 14,850 units contain potential lead-based paint hazards. However, not all of these buildings are deteriorated, reducing the likelihood of the health risk to Troy residents. The oldest sections of the City, Lansingburgh, North Central, and South Troy, most likely have the greatest concentration of lead-based paint hazards. These neighborhoods also have the highest concentrations of low and moderate income households.

The following table shows the number of properties that have reported lead problems from 1999 to 2003. During the 1994 through 1998 reporting period, an average of 18.8 reports per year were filed. During this 1999 through 2003 reporting period, an annual average of 12.2 reports were filed, a 35% reduction from the previous five-year period.

Troy Properties with Lead Problems

Troy Properties with Lead Problems						
	1999	2000	2001	2002	2003	Total
Properties	8	13	13	16	11	61

1999

2000

2001

2002

2003

Total

Properties

8

13

13

16

11

61

These numbers represent the approximate annual number of residential properties located in the City of Troy that were found to have lead paint hazards and therefore abatement was required. The Offices of Environmental Health Services would have inspected the property because a lead poisoned child either was residing at the property, had relocated to the property, or attended day care at the property. State law mandates that all children in the county be tested before admission to a day care facility and/or kindergarten. Pediatricians also endeavor to test all children at ages one and two, and if lead levels increase, make referrals to the health department for home inspections.

The City of Troy has an agreement with the Rensselaer County Department of Health Division of Environmental Health for assistance in identifying the presence of lead-based paint. The Division's Lead Paint Investigation program performs inspections of dwellings containing suspected lead hazards, sampling paint, water and soil as needed. It also conducts follow up inspections, educational assistance programs and enforcement proceedings. Department staff do annual workshops with building inspectors; community organizations such as the Troy Rehabilitation and Improvement Program, Troy Architectural Program; daycare facilities; local schools; and pediatricians' offices regarding the need for testing, abatement procedures, and efforts to reduce the occurrence of lead poisoning in children. The Department of Health also distributes educational materials to make people aware of the symptoms

and causes of lead poisoning and legal requirements regarding lead paint abatement and testing.

Applicants to the City's rehabilitation or home improvement programs are required to read and sign a notification warning owners, tenants, and purchasers about the hazards of lead-based paint poisoning more commonly found in homes constructed before 1978. Any children under the age of seven who reside in a property to be assisted must first be tested for the presence of lead in their blood. The Health Department has agreed to provide this testing so that removal and amelioration of the hazard can be incorporated into the rehabilitation work being performed.

HUD Final Rule on Lead-based Paint

The U.S. Department of Housing & Urban Development issued a Lead-Based Paint Final Rule on September 15, 1999. This regulation consolidated all of the Department's existing lead paint regulations in one part of the Code of Federal Regulations (CFR) and implements the requirements, concepts, and terminology established by the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992). The new regulation retains the existing fundamental requirement of repairing deteriorated paint, but also controls the lead-contaminated dust associated with the presence of lead-based paint and prohibits certain methods of paint removal. Clearance of lead-contaminated dust involves the testing of settled dust for lead contamination after hazard control work; it ensures that fine particles of lead in dust have been cleaned up. Most aspects of this regulation took effect on September 15, 2000.

Under this regulation, the following types of properties are exempted from the regulation:

- housing built after January 1, 1978 (when lead paint was banned for residential use)
- housing exclusively for elderly people with disabilities, unless a child under age 6 resides there
- zero bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories, or military barracks
- property that has been found to be free of lead-based paint by a certified lead-based paint inspector
- property where all lead-based paint has been removed
- unoccupied housing that will remain vacant until it is demolished
- non-residential property
- any rehabilitation or housing improvement that does not disturb a painted surface
- emergency repair actions needed to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage

- emergency housing assistance (as for the homeless), unless the assistance lasts more than 100 days

Methods of paint removal that are prohibited under the rule include:

- open-flame burning or torching
- abrasive blasting with high-efficiency ("HEPA") vacuum local exhaust
- machine sanding or grinding without HEPA vacuum local exhaust
- heat guns at temperatures above 1100 degrees Fahrenheit
- dry scraping (wet scraping should be done instead, except near electrical outlets and very small areas of deteriorated paint such as nail holes and hairline cracks)
- paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance such as methylene chloride.

Lead-Based Paint Strategy

During the next year, the City and County Health Department will continue to conduct educational workshops, distribute informational pamphlets, conduct home inspections based on referrals, and provide assistance to homeowners, landlords, and tenants regarding lead paint abatement in order to reduce the number of housing units containing lead-based paint. In addition to continuing its existing efforts, the City will evaluate the feasibility of collaborating with Rensselaer Polytechnic Institute, Russell Sage College, and appropriate others to develop an environmental hazards training center. The center would provide training, educational programs, and resource materials related to the mitigation and redevelopment of brownfields, lead-based paint abatement, asbestos removal and similar issues. The City will also work to incorporate lead-based paint abatement and other environmental mitigation efforts into its existing planning and zoning review processes.

Lead-Based Paint Hazards Reduction

In an effort to reduce or eliminate lead-based paint hazards and prevent the lead poisoning of children, the City of Troy will continue to disseminate and make available brochures to educate the public on the dangers of lead-based paint and the warning signs of lead poisoning.

The City of Troy has an agreement with the County Health Department for assistance in identifying the presence of lead-based paint. Applicants to the City's rehabilitation or home improvement programs are required to read and sign a notification warning owners, tenants,

and purchasers about the hazards of lead-based paint poisoning more commonly found in homes constructed before 1978. Any children under the age of seven who reside in a property to be assisted must first be tested for the presence of lead in their blood. The Health Department has agreed to provide this testing so that

removal and amelioration of the hazard can be incorporated into the rehabilitation work being performed.

Staff from the Troy Rehabilitation and Improvement Program were trained on the HUD regulations and were certified to evaluate property for the presence of lead paint hazards, plan the remediation approach and supervise the work of contractors mitigating the lead hazards.

During the next year, the City and its partners will continue to distribute informational pamphlets, conduct home inspections based on referrals, and provide assistance to homeowners, landlords, and tenants regarding lead paint abatement in order to reduce the number of housing units containing lead-based paint. In addition, the City will actively evaluate the feasibility of developing an environmental sciences training center to be located in the North Central Neighborhood which would provide training and incubate business created by low and moderate income residents which address lead hazards, building materials recycling, asbestos removal and brownfield clean up.

HOUSING

Housing Needs (91.205)

Demographic, Socioeconomic and Housing Characteristics and Trends

The information contained within the housing component of this plan is derived primarily from HUD's State of Cities Data System (SOCDS) census data and SOCDS Comprehensive Housing Affordability Strategy (CHAS) data. Census 2000 data sets were used to identify conditions in the city as a whole, and within specific neighborhoods. In some instances, data and projections are drawn from 2000 census information that was assembled and updated in November 2004 by the Capital District Regional Planning Commission (CDRPC). A final source of information is Claritas, a private provider of geo-demographics. The data compares 1990 and 2000 Troy census data, and contrasts this information with that of the Albany-Schenectady-Troy Metropolitan Statistical Area.

Demographic Overview

Population Figures, Characteristics and Projections

The City of Troy encompasses an area of approximately 10.4 square miles, and has a 2000 population of 49,170, a 9.4 % decrease since 1990. Troy's population has been decreasing since 1950. The Capital District Regional Planning Commission (CDRPC) projects that Troy's population decline will continue over the next 35 years. The number of households and persons per household also have declined. CDRPC projects that these figures also will continue to decline.

The city's population is relatively youthful, with a median age of 31.7, as compared to the New York State and Rensselaer County medians of 35.9 and 36.7 respectively. Troy experienced decreases in all age groups during the past decennial period. Pre-school children under 5 experienced the greatest loss at 17.5%, while individuals over age 65 declined 12.6%. Adults (20-64), whom account for 58.1% of the city's overall population, declined 9.7% between 1990 and 2000. The school-age group experienced a slight loss at 3.4%.

Population by Race/Ethnicity

Troy's population is becoming more diverse. Minorities represent 21.3 percent of the city's overall population, an increase of 55.4 % since 1990. The population of Troy in 2000 was 78.7% white, non-Hispanic; 11.0% black, non-Hispanic; 6.0% other races, non-Hispanic; and 4.3% total Hispanic (all races.) Specific changes in the ten-year period include a decrease in the percentage of white, non-Hispanic (from 87.6% in 1990), an increase in black, non-Hispanic (from 7.4% in 1990), an increase in other races, non-Hispanic (from 3.4%), and an increase in total Hispanic (from 1.6%.)

Educational Attainment of Persons Aged 25 or More

In general the educational attainment levels of Troy population over 25 years of age were higher in 2000 than 1990. Census 2000 reflects a lower percentage of persons who did not graduate high school, a slightly higher percent who graduated high school, a higher percent of persons with some college or an associate degree, and a slightly larger percent who are college graduates or have an advanced degree.

Housing Needs

Socioeconomic Assessment

Low- and Moderate-Income Figures

Census 2000 shows that more than half of all households (54.5%) are of low- and moderate-income. In addition, in 2001 Claritas estimated that the percentage of low- and moderate-income residents had increased to two-thirds of the city's population.

Median Family Income and Median Household Income

Median Family Income (MFI) and Median Household Income (MHI) declined in Troy between 1990 and 2000. Troy's MFI and MHI also are less than those of the Albany-Troy-Schenectady Metropolitan Statistical Area (MSA.) The City of Troy's MFI (in 1999 dollars) was \$41, 993 for 1989 and is \$38,631 for 1999. These figures may be compared to a 1989 MSA value of \$54,059 and a 1999 MSA value of \$55,305. MHI in 1999 dollars also is significantly lower than that of the Albany-Troy-Schenectady MSA. The 1999 Troy MHI is \$29,844, down from \$31,388 ten years earlier. The MHI for the MSA is \$44,091 for 1989 and \$44,482 for 1999.

Household Income by National Income Bracket

SOCDS also provides information on the percent of households in the national income brackets, defined as 20% for low, 60% for middle and 20% for high. The percent of Troy households in the national low-income bracket is 31.1 for 1999, a rise of 5.3% over a ten-year period. The MSA's 1999 percent of low-income-bracket households is 18.2, having risen 2.4% since 1989. Middle-income-bracket households constitute 59.2% of Troy's 1999 population, a drop of 3.2% from 1989. Middle-income-bracket figures for the MSA dropped 0.7% in the MSA in the same time frame. High-income-bracket households in 1999 were at 9.6%, a decrease of 2.1% from 1989. The MSA's high-income figures also dropped slightly, from 21.9% in 1989 to 20.3% in 1999.

The percent of Troy families in the low-income bracket was 28.7 in 1999 and 24.5 in 1989, compared to 15.7% and 13.4% respectively for the MSA. Middle-income-bracket families were at 62.7% in 1989, and dropped slightly to 62.1%, compared to the MSA figures of 63.6% in 1989 and 62.8% in 1999. The top bracket for families shows Troy dropping from 12.9 in 1989 to 9.2 in 1999. In both years these numbers were lower than that of the MSA – 23.0 in 1989 and 21.6 in 1999.

Homeownership, Rental and Vacancy Rates

As stated above, owner-occupied units as a percentage of all occupied units rose slightly from 39.6% in 1990 to 40.1% in 2000. Renter-occupied units dropped slightly, from 60.4% in 1990 to 59.9% in 2000. The ratio of Troy's renter to occupied units is the reverse of that of the MSA. The MSA owner-occupancy rate over the 10-year timeframe remained stable at approximately 64% and the renter-occupancy rate hovers at approximately 36%.

The vacancy rate of all occupied units in Troy rose from 9.1% in 1990 to 13.0% in 2000. Troy's vacancy rates for all units also reflect a higher percentage than those of the MSA, and a higher rate of increase. The MSA had a vacancy rate of 5.8% in 1990, which rose to 6.6% in 2000. Troy's homeownership rate is well below the national average of 65%.

Housing Needs

Homeowners Value

Median household owner value for 2000 (in 1999 dollars) is \$85,138, dropping from \$105,288 over ten years. The comparable figures for the MSA are \$128,013 for 1990 and \$104,222 in 2000. Troy owner values by income bracket for 2000 are 21.9% low, rising from 9.0% in 1990; 77% middle, dropping from 86.7% in 1990; and 1.1% high, a drop from 4.3% in 1990.

Gross Household Rents

Median household gross rent in Troy remained almost stable - \$505 in 1990 and \$502 in 2000. The MSA figure for the same timeframe demonstrate a drop from \$593 to \$575. Troy's gross household rents in national brackets are 27.4% low, 67.4% middle and 5.2% high. These figures are statistically unchanged from 1990, and reflect a higher percentage in the low income bracket than that of the MSA, which is 16.6%. The MSA middle-income bracket rent percentage is 72.5%, and the high end is at 10.9%

Racial/Ethnic Concentrations

According to the 2000 Census, there are 10,459 minorities in the City of Troy comprising 21.3% of the population. With the exception of American Indians, all other ethnic groups experienced increases from 1990 to 2000. The largest minority group is the Black or African American population, which comprises about one-half of all minorities and 11.0% of the citywide population. Only 1.9% of Troy residents reported that they were of two or more races. Data from the 2000 Census show that the largest concentrations of minorities in Troy can be found in the Downtown and North Central neighborhoods. These neighborhoods are the priority targets for the city's proposed year 1 and year 2 Housing Rehabilitation Programs.

Priority Housing Needs (91.215 (b))

Priority Housing Needs

Categories in Table 2A

Housing Market Analysis (91.210)

Market Analysis

General Housing Characteristics

Housing Type

Two-family structures are the predominant housing type in the City of Troy, representing 32.2% of the City's current stock. Single-family detached homes account for 23.9%, while buildings with five or more units account for 21.7% of residences. Further, there are 4,111 units in three and four-family structures (17.8%).

Age of Housing

The 2000 Census further reports that only 1,042 housing units or 4.5% of the housing stock in Troy were built during the 1990's. In contrast 58.2% of the units were built before 1940. Although Troy's stock of historic buildings has been an asset, the City has experienced a high rate of substandard housing conditions as building components have aged and deteriorated. The cost of bringing a historic building up to code for residential use can be significant. Lansingburgh, North Central, Downtown and South Troy have the oldest building stock.

Group Quarters

Of the city's 2000 census population, approximately 8% or almost 4,000 persons reside in group quarters. Students living in college dormitories represent the largest population housed in group quarters. Further, approximately 15.2% of the reported group quarter population lives in nursing homes, while 6.0% are in correctional institutions. The number of prisoners nearly doubled since 1990. Other group quarter segments include individuals living in group homes, religious group quarters, non-college dormitories, crews of maritime vessels, and other non-household living situations. In 2000, the Census reports that about 299 persons, or 7.5% of the group-quarters population, live in these types of facilities.

City Services

Public Transportation

Thirteen separate bus routes serve the City of Troy. Public transportation throughout Troy is primarily set on north-south axis focused on downtown and east to west along Routes 2 and 66 and Route 7. The city proposes to investigate improving transportation systems to better serve those in need of transportation as part of its self-sufficiency program.

Educational Services

The City of Troy is served by two school districts: the Troy City School District, which serves the residents south of 103rd Street; and the Lansingburgh Central School District (CSD), which serves the City north of 103rd Street. Attendees of public hearings have indicated that improving local schools is a high priority in order to draw residents to the city and improve city liveability.

Market Analysis

Description of City Housing by Neighborhood

Lansingburgh is predominantly residential with commercial uses scattered along Second Avenue. Building stock and conditions vary considerably from block to block, and conditions have deteriorated substantially in the last decade.

North Central is the city's most distressed neighborhood. Residential uses predominate in the neighborhood, particularly in the northern and hillside sections. Existing housing stock is well constructed, but is in significant disrepair.

Downtown is a pedestrian scaled neighborhood consisting of commercial and residential uses, intermixed with public, institutional and religious uses. Troy's downtown has long been recognized as being architecturally distinctive. However, some downtown buildings remain vacant or underutilized. Many buildings suffer from deferred maintenance, requiring significant new investment to return them to productive use.

South Troy is densely populated with a considerable mix of industrial and residential uses. The residential area is comprised of two- and three-story row houses. Residential quality has declined where industrial uses spill over into the neighborhood. The southern end of the neighborhood is particularly distressed. Housing quality has declined along this corridor.

Sycaway is a predominantly residential district dominated by college students and threatened by disinvestment. Because of the demand for student housing, many homes have apartments that are rented by students. Student-rented property often receives little attention from absentee landlords. The neighborhood has a variety of older dense, two-story housing. There are numerous pockets of homes in generally good condition that are owner occupied. Many of these homes are owned as rental property or serve as entry-level homes for new homeowners.

Albia/Heights homes generally in fair to good overall condition. The neighborhood is mostly residential with commercial development concentrated along major roadways

Market Analysis

Housing Characteristics and Inventory

Rental Housing

Rental housing constitutes 59.9% of the occupied housing in the City of Troy, according to 2000 Census figures. The average size of renter households is 2.13 persons per unit. Nearly two-thirds of the 11,981 rental units are one- or two-bedroom; 23.5% of the rental units have three bedrooms, while four-bedroom units account for 7.6% of the rental housing in Troy. Most of the rental units are in multi-family structures, including 57.1% in two-, three-, and four-family structures.

Although the average rents for every type of unit are below the Fair Market Rents (FMRs) set by the US Department of Housing and Urban Development for the Capital Region (FY 2002), rental prices are nevertheless high given the household incomes of the resident population. The average rent in the Troy housing market, \$547, would not be affordable to approximately 6,641 very-low-income households (based on 2001 Claritas estimates), which account for one-third of all households in the City. (Affordability is based on the household paying no more than 30% of income for rent.)

The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. The Citywide vacancy rate for rental housing (2000) was above the norm at 9.2%.

Owner-Occupied Housing

Owner-occupied housing units comprise 40.1% of the City of Troy's occupied housing stock, according to the 2000 Census. Owner occupancy is highest in the Lansingburgh (48.2%) and Albia (53.8%) sections of the City. The average size of owner households is 2.45 persons per unit. The majority of the 8,015 owner-occupied units are located in one-family detached structures (58.4%), followed by two-family structures (26.7%). Approximately 45.9% of homes have three-bedrooms. Four-bedrooms account for 21.6% of the owner-occupied units, followed by two-bedrooms (21.4%).

Assisted Housing

There are approximately 2,198 subsidized housing units in Troy, of which the City's elderly population occupies 37.8%. General characteristics of these units are presented in the table below.

The Troy Housing Authority (THA) provides a total of 1,273 public housing units in 11 subsidized housing projects in the City of Troy. Griswold Heights, located in the Albia neighborhood, is the largest facility containing 390 total units. There also is a 135-unit project-based Section 8 building for senior citizens.

The Authority also is the primary administrator of the Section 8 Program. There are approximately 670 Section 8 units located in the City.

The Troy Rehabilitation and Improvement Program, Inc. (TRIP) also provides 120 subsidized housing units to low-income residents in the North Central neighborhood.

Substandard Housing

The city has mixed high-density uses. An estimated 50% of Troy's existing housing stock is in substandard condition. Poorer quality housing and higher concentrations of substandard conditions are in neighborhoods where persons of low- and moderate-income occupy the majority of households. Substandard conditions are also prevalent in neighborhoods with the largest concentrations of housing built before 1939, such as Lansingburgh, North Central, and South Troy. The worst housing conditions can be found primarily along First Avenue and several blocks around 112th Street in Lansingburgh; in most of North Central; and in the areas around Thompson, Mill, Forbes, Elm and Duke Street in South Troy. The age and condition of its housing stock will be addressed through the rehabilitation and zoning programs proposed in the five-year strategy.

Market Analysis

Historic Preservation Issues

The city has established a priority objective to maintain the historic character of Troy's housing stock and neighborhoods by incentivizing investment in appropriate rehabilitation of older housing stock.

The City of Troy has several historic districts listed in the National Register of Historic Places:

Fifth Avenue-Fulton Historic District
Grand Street Historic District
Northern River Street Historic
River Street Historic District
Second Street Historic District
Central Troy Historic District
Washington Park Historic District

Addressing Historic Preservation Objectives:

Historic District and Landmarks Review Commission

The City of Troy adopted a Historic District and Landmarks Review ordinance on May 1, 1986, amending an earlier ordinance adopted on October 2, 1975. The historic district ordinance is composed of ten sections that address legislative intent, designation of the commission, powers and duties of the commission, regulated conduct, procedure, hardship criteria and application procedure, issuance of certificates (appropriateness and hardship), violations, validity, and effective date.

The ordinance does not make a distinction between National Register listed or locally-designated districts and landmarks. The historic district ordinance designates the City of Troy Planning Commission as the Historic District and Landmarks Review Commission. Design guidelines typically address new construction, infill and building rehabilitation, with specific standards for building mass, walls, windows and other wall openings, storefronts, roofs, porches and stairs, signs and awnings, color and lighting, building repair and maintenance, moving buildings and demolition.

Specific Housing Objectives (91.215 (b))

Specific Housing Objectives

Existing Neighborhoods

- Implement a five-year targeted code enforcement program, targeting and completing work in the North Central and South Troy neighborhoods. Revise the existing zoning ordinance to down zone large existing residential areas of Troy from R3 and R4 zoning to R1 and R2 zoning.
- Increase owner-occupancy.
- Review the full range of existing housing programs and policies, and revise them as required to encourage growth of a balanced community.
 - o Implement an exterior paint program to assist eligible low- mod income owner occupants to improve and maintain the exteriors of homes by reducing LBP risks and aiding in the appearance of their neighborhoods.
 - o Implement a small grant rehabilitation to assist eligible low- mod income owner occupants to improve the exteriors of homes and undertake small scale code violation repairs.
 - o Implement a moderate rehab housing rehabilitation grant program to assist eligible low-mod income owner occupants to rehabilitate and invest in existing homes that require repair/replacement of major systems, in addition to small code violation repairs.
 - o Develop and implement a vacant building stabilization program that prevents loss of existing structures by protecting them from serious building deterioration causes that would otherwise result in building demolition.
 - o Housing rehabilitation programs are to assist in preserving, restoring and maintaining the architectural character of Troy's historic neighborhoods.
- Maintain the historic character of Troy's housing stock and neighborhoods by incentivizing investment in appropriate rehabilitation of older housing stock.
- Incentivize de-densification of dwellings (two-and multi-family to single-family owner-occupancy).
- Explore the feasibility of a housing registry or clearing house to connect prospective tenants and homeowners with code-compliant dwellings.

Subsidized Housing

- Effect a 10% reduction per year, over five years, in the number of Section 8 and public housing units.
- Reduce the concentration of Section 8 and public housing units, particularly in deteriorating, high density neighborhoods.

- Shift the emphasis of subsidized housing providers to address and include facilities and services that promote tenant transition to self-sufficiency (including opportunities for day care services, after school care services, transportation, life-skills counseling, job training, homeownership skills training, etc.
- Determinations of consistency with the five year consolidated plan will be made by the city for all proposed applications for housing programs in Troy regardless of the organization applying for the funding.

Specific Housing Objectives

Homelessness and Poverty Services

- Shift the emphasis of entities providing poverty services, homelessness services, and other special needs services away from providing institutionalized supports and towards services that promote a transition to self-sufficiency (including job training, life-skills counseling and day care, in addition to emergency food, clothing and shelter services.
- Determinations of the consistency will be made by the city for all proposed applications for housing services in Troy regardless of the organization applying for the funding.
- Implement the HMIS program and use it to manage the delivery of homelessness services.
- Fully explore mechanisms that will enable the city to identify system sources of homelessness and development alternative strategies to prevent homelessness.

Specific Housing Objectives

Mechanisms to Address Specific Objectives Housing and Home Assistance Programs

City of Troy Administered Programs

Housing

Housing Inspections: The Bureau of Code Enforcement's housing inspection program follows up on housing complaints and agency requests to ensure that housing units are in compliance with the City of Troy Minimum Housing Standards code.

Landlord Training: A Free workshop available to all landlords in the city, where landlords can learn how to preserve and enhance their investment while renting in a challenging market.

Trespass Affidavit Program: A program available to property owners who are experiencing trouble with illegal activity in their building.

The Owner-Occupied Homeowner Exterior Paint Program is a CDBG funded program which provides grants for supplies and materials to eligible homeowners. Homeowners must be income-eligible or reside within the Enterprise Community Census Tracts (404 or 407).

The Sidewalk Replacement Loan Program is available to property owners in the City of Troy who are current with all taxes and water bills. Loans may be used to install new or repair existing sidewalks and curbing around their properties.

Homeowners

Building Construction and Permitting: Permits are issued by the Bureau of Code Enforcement for new construction, alterations, repairs, swimming pools, siding and windows, barricades and signs. The bureau provides a Homeowner's Guide to Assessments and Permits for Home Improvements.

HOME Program

The City of Troy anticipates applying for HOME funds in year 1 and year 2 of this consolidated planning period, to address severe rehabilitation needs in its most distressed neighborhoods: North Central and the southern portion of the Lansingburgh neighborhood.

Other Programs

Homebuyer Assistance

The Troy Rehabilitation Improvement Program Inc. (TRIP) is a not-for-profit, community-based organization that is dedicated to neighborhood revitalization. TRIP is a multi-faceted housing organization, providing a diverse array of housing and neighborhood services - including homeownership programs - throughout the City of Troy. The TRIP Homeownership Center is a one-stop education and resource center for Troy homebuyers and homeowners. In addition to providing information on homebuyer assistance program, the Center provides training sessions, such as Home Buyer Education Workshops, and programs including the Homebuyers Club. Homebuyer assistance programs available include the following:

Specific Housing Objectives

- Own a Home in Historic Troy is a homeownership incentive program for anyone interested in buying and living in a home in downtown Troy. Forgivable loans of up to \$5,000 are available toward down payment, closing costs or renovation. Target area includes residential and mixed residential/commercial properties located between Adams Street, Fifth Avenue, Federal Street and River/Front Streets. This program is sponsored by The Sage Colleges, Troy Architectural Program (TAP) and TRIP. TAP is a nonprofit, independent corporation whose mission is to provide professional assistance to disadvantaged citizens and others in need of affordable architectural services. The company's services include preliminary design, design development, and preparation of contract documents.
- Rensselaer Polytechnic Institute's (RPI) Homebuyer Incentive Program offers \$5,000 to qualified homebuyers who purchase a home in the neighborhoods directly

north and south of the RPI campus. Rensselaer will also provide the closing at no cost to the buyer. No income limitations are required to apply, and the applications are not limited to first-time homebuyers. Buyers, however, must commit to living in the home as their primary residence for five years. Applicants also must attend a seminar in homeownership to learn about issues surrounding maintenance, building codes, insurance, utilities, and budgeting.

- The City of Troy Homebuyer Incentive Program (HIP) provides financial assistance to income eligible households in the form of a deferred loan payment. Funds may be used for down payment and closing costs. Buyers must use the property as their primary residence and attend Home Buyers Club educational services.
- The TAP: Homes program provides homeownership rehabilitation grants for homes purchased in the Downtown and South Troy neighborhoods. Grants will assist income eligible households to perform necessary renovations on homes that they will buy and occupy as their primary residence. Modest down payment assistance funds are also available under this program.
- Capital District Individual Development Account (IDA) Program: A matched savings grant for income-eligible households; this program awards a maximum of \$5,000 for buying a house, attending school, or starting a business.

Housing Rehabilitation

In addition to the homeownership programs, TRIP also provides rehabilitation programs. The Revolving Loan Fund is a CDBG-funded low interest loan program for income-eligible homeowners for home improvements. The program is available for residential uses only and provides low-interest loans of up to \$30,000. The Rehabilitation and Resale Program rehabilitates properties and are then available for sale to low- and moderate-income families at subsidized prices. In association to its first-time homebuyer and rehabilitation programs, TRIP also works with a number of partners to provide landlord training and property maintenance classes.

As mentioned above, Rensselaer Polytechnic Institute administers the Neighborhood Renewal Initiative Program. Through this program, the college has purchased foreclosed buildings located in the Hillside neighborhood located next to the campus. Some of the buildings have been renovated and then sold. Other buildings have been demolished because they were beyond repair.

The Commission on Economic Opportunity provides three housing programs to City residents. The CEO Weatherization Program improves homes of income eligible households by providing energy conservation and health and safety measures. The CEO HOME Repair Program is specifically designed to prioritize repairs for elderly, disabled and other homeowners in the City of Troy area. These services include electrical, heating, plumbing, and carpentry. These services provide an alternative for some homeowners that may have lost their homes because they could not afford repairs or upgrades for basic safety and comfort. The CEO Housing Rehabilitation and Energy Services Program provides weatherization, energy conservation and rehabilitation services to income qualified residents in Troy's enterprise community neighborhoods (Downtown and North Central).

Needs of Public Housing (91.210 (b))

Needs of Public Housing

Since 1944 the Troy Housing Authority has been providing decent, safe and affordable housing to low and moderate income households in the City of Troy, New York. Currently, the housing authority manages 1,273 units of HUD subsidized public housing and a 135-unit project-based Section 8 building for senior citizens. Troy Housing Authority properties are located in 11 different areas the City of Troy, located in virtually every neighborhood.

Project #	Project Name and Location	Units	Completion Date
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NY 12 – 01	Corliss Park Apartments Off Northern Drive Troy, New York 12182	184	December 1952
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NY 12 – 02	John P. Taylor Apartments Congress & River Streets Troy, New York 12180	278	July 1954
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NY 12 – 03	John J. Ahern Apartments Ferry Street & Seventh Avenue Troy, New York 12180	-	March 1954 (144 Units Demolished in 2000)
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NY 12 – 4N	Arnold E. Fallon Apartments Glen Avenue & President Street Troy, New York 12180	40	December 1971
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NY 12 – 4S	Catherine M. Sweeney Apartments Fourth & Trenton Streets Troy, New York 12180	24	December 1971
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NY 12 – 06	Margaret W. Phelan Apartments Thompson & Hopkins Street Troy, New York 12180	89	November 1971
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NY 12 – 07	Martin Luther King Apartments Eddy's Lane Troy, New York 12180	124	March & July 1971
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NY 12 – 08	Edward A. Kane Apartments 5 115th Street		
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Troy, New York 12182
60 July 1977

NY 12 – 09 Grand Street Apartments
Fifth Avenue and Grand Street
Troy, New York 12180
42 December 1980

NY 12 – 11 Conway Court Apartments
12 Conway Court
Troy, New York 12180
41 September 1982

NY 12 – 12 Griswold Heights Apartments
Madison & Spring Avenues
Troy, New York 12180
390 April 1983
(transferred from NYS)
Low Income Housing Tax Credit Project
Utilizing Project-based Section 8 Vouchers
John F. Kennedy Towers Apartments
2100 Sixth Avenue
Troy, New York 12180
135 1967
Renovated
2005

There has been a decline in the number of apartments managed by the Troy Housing Authority. Of particular note are the 144 units lost at Ahern Apartments through demolition in 2000 as a HUD HOPE VI Demolition and Disposition project and 130 units lost at Kennedy Towers when this building was renovated and the apartments within were enlarged.

Needs of Public Housing

In addition to these units, the Troy Housing Authority declined to activate 8 units at Phelan Apartments when this project was originally built and these units have since been demolished. Similarly, 4 units at Fallon Apartments were found to be unacceptable and were later demolished. All told, the Troy Housing Authority has essentially taken 286 units out of service that were previously authorized. Presently, the housing authority is in the process of vacating Buildings 1 and 2 at Taylor Apartments with plans to replace these units elsewhere in the city (first choice) or renovate the existing apartments within these buildings (second choice).

On March 24, 2005 there were 455 applicants on the Public Housing Waiting list. Persons admitted into Troy Housing Authority wait an average of 377 days (over 1 year) from the time they fill out an application until an apartment becomes available

for them. Larger apartments tend to be in especially high demand and the length of wait for three and four bedroom apartments is 424 days and 520 days respectively.

In addition to the public housing portfolio, the housing authority administers 670 tenant-based subsidies through the Section 8 Program. The Section 8 tenant-based housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Participants find their own housing, including single-family homes, townhouses and apartments. Generally, tenants pay 30% of their income toward the total rent and the housing authority pays the difference – up to a pre-designated payment standard that is based on the Fair Market rent for the Area.

On July 1, 2003 the waiting list for this program was officially closed because there were over 1,000 applicants. The most recent persons issued vouchers waited an average of 1,016 days (nearly 3 years) from the time they applied for rental assistance until it could be offered to them. Again, larger apartments tend to be in especially high demand and the length of wait for three and four bedroom apartments is 1,209 days and 1,169 days respectively. Additionally, due to federal funding cuts in the Section 8 Program, the Troy Housing Authority does not anticipate opening this waiting list back up until 2006 or later. Troy Housing Authority does not anticipate reopening the Section 8 waiting list until 2006.

The average annual income of Section 8 participants is \$11,871 and 29% of the households are elderly, 33% are disabled and 38% are families with children. Through the tenant-based Section 8 program these people are able to choose apartments anywhere in the community that meet Housing Quality Standards. The following table shows where tenant based vouchers are presently utilized according to Census Tract:

Tenant-Based Section 8 Vouchers by Census Tract

CT	#	CT	#	CT	#	CT	#
401	33	407	69	413	12	522.022	
402	57	408	27	414	48	523.0414	
403	125	409	62	519.025		524.031	
404	56	410	33	520.021		Ported	
Out of Area							
48							
405	26	411	14	520.031			
406	15	412	19	520.041			

Public Housing Strategy (91.210)

Public Housing Strategy

The Troy Housing Authority fulfills its mission by promoting economic independence, self-sufficiency and homeownership through site based programs and collaborations with community partners. Specifically, most family sites have Community Learning Centers where adults participate in educational and training programs intended to help them enhance their job skills (e.g. Literacy Programs, GED Programs, Job Training Programs) through community partners including the Educational Opportunity Center, Workforce Investment Act One Stop Center, the Commission on Economic Opportunity, and Rensselaer Polytechnic Institute. The Troy Housing Authority also regularly helps our tenants pursue their interest in homeownership by hosting workshops conducted by TRIP, Inc. and/or the Affordable Housing Partnership. At these workshops tenants learn about homeownership, they are assisted in qualifying for home loans and they are enrolled in matched savings programs that provide financial assistance for down payments for home purchases.

Children at Troy Housing Authority sites also participate in educational enhancement and job readiness programs sponsored by the Troy Housing Authority and by community partners including The Ark, Inc. local Boys and Girls Clubs, the Commission on Economic Opportunity, Rensselaer Polytechnic Institute, Sage College and the Rensselaer County Department of Employment and Training). For the senior citizen population living in Troy Housing Authority, community space is regularly used to help our tenants “age in place” and avoid the trauma and expense of assisted living or nursing home placement. Services include case management, health screenings (Blood Pressure, Diabetes, Cancer, etc.), flu shot clinics and other “as needed” services arranged through the Rensselaer County Department of Health, the Rensselaer County Department for Aging, Northeast Health, Seton Health and other local health and home care agencies.

Within the Section 8 Program, families are eligible to participate in our Family Self-Sufficiency Program. The program currently has 50 participant slots, but may grow if additional funding is received from HUD. Within this program families establish goals that will help them achieve economic independence that they can work on for up to five years. As they enhance their employment skills and acquire additional earned income, apportion of the additional rent they pay is placed in an escrow account. Once they achieve their goals and graduate from the program they are able to use these funds for any worthwhile purpose. Typically, the money is used as a down payment to purchase a home, but some participants have used it to pay for job training or college tuition and others have used it to purchase reliable transportation to get to and from work. Presently, over half of the enrolled participants have positive escrow balances and there have been five graduates since the program began in 2002.

The Troy Housing Authority also plans to pursue funding from HUD for a formal Family Self-Sufficiency Program for Public Housing tenants. The housing authority is also committed to seeking other funds for Resident Opportunities to promote Self-Sufficiency from HUD and other sources and we will continue to partner with community agencies that will assist our tenants as they pursue a better quality of life for themselves and their children.

Other Housing Programs that the Troy Housing Authority serves as the pass through funding agency for HUD.

Program Name Organization	Units or Families Served at Year Beginning	Operating
Section 8 Mod Rehab 30 (YWCA) YWCA Special Purpose Section 8 Certificates/Vouchers (list individually) 80 (NSA-2) 99 (Burns) TRIP, Inc. TRIP, Inc. Burns Apartments Other Federal Programs(list individually) 26 (Shelter+Care-2) 25 (Shelter+Care-3) Josephs House–Ferry St Josephs House–Lansingburgh. Unity House – Tenant Based	11 (Shelter+Care-1)	40 (NSA-1)

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

Barriers to Affordable Housing

Housing Supply and Demand

Troy has a supply of housing in excess of population . Population is projected to continue its decline. Vacant units rose from 2,075 in 1990 to 2,982 in 2000. The condition of affordable housing is also a barrier – Troy’s older housing stock has suffered from a lack of investment and rehabilitation.

The vacancy rate of all occupied units in Troy rose from 9.1% in 1990 to 13.0% in 2000. Troy’s vacancy rates for all units reflect a higher percentage than those of the MSA, and a higher rate of increase. The MSA had a vacancy rate of 5.8% in 1990, which rose to 6.6% in 2000.

Troy had 22,978 housing units in 2000 and 22,836 in 1990. 20,761 units, or 90.1% were occupied in 1990; 19,996 units, or 87% were occupied in 2000, representing a 3.1% vacancy-rate increase. In 1990, Troy had 8,229 owner-occupied units in 1990, constituting 39.6% of the total occupied figure, and 8,020 or 40.1% of the total in 2000. Renter-occupied units dropped from 12,532, or 60.4%, in 1990 to 11,976, or 59.9% in 2000.

The high vacancy rate undercuts the market for rental housing and limits the ability of investor owners and owners of multi-unit dwellings to reinvest in their properties.

The city plans to address these issues by taking the following steps:

- Implement a five-year targeted code enforcement program

- Revise the existing zoning ordinance to down zone large existing residential areas of Troy from R3 and R4 zoning to R1 and R2 zoning.
- Review the full range of existing housing programs and policies, and revise them as required to encourage growth of a balanced community.
- Incentivize investment in appropriate rehabilitation of older housing stock.
- Explore the feasibility of a housing registry or clearing house to connect prospective tenants and homeowners with code-compliant dwellings.

Tax Exempt Status of City Land and Other Barriers

More than 40% of Troy's land is tax exempt. Residential uses occupy approximately 34% of the land area and bear approximately 75% of the city tax burden. The neighborhoods that produce the lowest percent of the tax base are experiencing the greatest decline, highest level of blight, incompatible land uses, poor access to amenities, highest densities and lowest homeownership rates. Real property is losing value. The city's municipal tax also is among the highest in the region. The economic strategies identified in this plan target expansion of the tax base by fostering commercial and other development initiatives

Troy's physical characteristics also inhibit affordable housing development. Little vacant land is available and much of the open space available cannot be developed due to steep slopes, ravines and other geological impediments.

Fair Housing

The City of Troy prepared an Analysis of Impediments to Fair Housing in accordance with the requirements of the U.S. Department of Housing and Urban Development of February 1995.

Troy continues to promote fair housing and provides guidance and support to other housing providers on ensuring fair housing policies are in place. The City of Troy Department of Planning and community Development responds to fair housing inquiries.

Monitoring

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

Homeless Needs

As indicated in Table 1A and the Housing Activity and Service Activity Charts that follow, a full continuum of housing and services for homeless individuals (including those who are chronically homeless) and families exists in Troy. Table 1A indicates a need for additional emergency shelter beds (25 for individuals and 47 for families); a need for additional transitional housing beds (53 for individuals and 12 for families); and a substantial need for additional permanent supportive housing beds/units (233 for individuals and 81 for families.) As with most counties in the nation, the lack of safe, affordable housing is the primary cause of homelessness. Other factors that lead to homelessness include mental illness, substance abuse, HIV/AIDS, being victimized by domestic violence, being a veteran and/or being a runaway or homeless youth.

The Rensselaer County Homeless Services Collaborative has estimated that, at any one point in time, there are 109 chronically homeless persons in Troy, with 35 being sheltered and 74 being unsheltered. This indicates the need for additional “low demand” housing that would allow chronically homeless persons to come off the street and into housing without having to comply with onerous program requirements.

The City of Troy is included in a Capital Region-wide Homeless Management Information Systems (HMIS). The HMIS is still in the implementation phase, but, when fully operational, will be able to provide information about the unduplicated number of homeless individuals and families housed by programs within the City of Troy as well as the extent of homelessness according to racial and ethnic group. Anecdotal information would suggest that homelessness is higher among African-Americans and Latinos, largely due to the fact that many members of communities of color find themselves impoverished for a variety of societal reasons. Agencies serving communities of color make every effort to ensure that their programs are culturally competent and that their Boards of Directors reflect the race and ethnicities of those served.

Those at risk of becoming homeless include households with severe housing cost burdens as well as those faced with life challenges such as mental illness, substance abuse, HIV/AIDS, domestic violence, being a veteran, or being a youth who cannot return home to live with his/her family.

Priority Homeless Needs

Priority Homeless Needs

The funding priorities identified were:

- 1) Emergency shelter for families;
- 2) Permanent supportive housing for individuals with disabilities such as mental illness, chemical dependency and/or HIV/AIDS and their families;
- 3) Programs to remove reliance on long-term "homeless" housing for able-bodied persons;
- 4) Low-demand permanent supportive housing for chronically homeless individuals;
- 5) Non-centralized facilities outside Troy more convenient to where needs exist;
- 6) Develop more non-CDBG funding sources.

These priorities were established by the City of Troy and the Rensselaer County Homeless Services Collaborative by reviewing the current housing inventory and comparing it with the gaps in housing for these populations. The demand for emergency housing for families currently far outstrips the current emergency shelter capacity; when family emergency shelters are filled, Rensselaer County Department of Social Services has been forced to house people in motels, which are not an optimal placement. The need for additional permanent supportive housing was determined by surveying existing permanent supportive housing providers about their waiting lists as well as by asking transitional housing providers about the number of clients that they would place in permanent supportive housing should vacancies become available. The need for permanent supportive housing using a low-demand model was based on the count of unsheltered chronically homeless persons and the demonstrated success of Joseph's House, which currently operates a low-demand housing program for this population, in keeping formerly chronically homeless persons stably housed using this model. This permanent, supportive housing should be made available only to those persons with disabilities, either naturally or substance induced, who are unable to live independently. Providing long-term, permanent housing for able-bodied persons who enter as homeless persons transforms them from "homeless" to residents of subsidized housing. As pointed out under Public Housing Strategy, it is the City of Troy's desire to see such able-bodied persons "graduate" from subsidized housing to independent living, thus reducing the long-term need for permanent housing for able-bodied homeless persons.

It is noted that there are no facilities in Rensselaer County outside the City of Troy to meet the needs of homeless persons and those at risk of homelessness, while these needs prevail throughout the county. It is, therefore, a priority to locate facilities outside Troy where they will be more convenient to those in need. Such facilities could include additional emergency shelter beds, additional transitional housing beds and additional supportive housing for those unable to live independently. Recognizing the potential for major changes in the CDBG program, it is important for agencies providing homelessness and poverty services to develop alternative funding streams.

Homeless Inventory (91.210 (c))

See attached Housing Inventory Chart (Fundamental Components of CoC System - Housing Inventory Chart).

Services in Place

Case Management

Case management is provided at all stages in the Continuum of Care system, beginning with homelessness prevention and including outreach, emergency shelter, transitional housing, and permanent supportive housing. Case management is the means by which consumers identify their needs and, with the support of service providers, achieve the goals that they have established for themselves. It is also provided by all of the supportive services providers listed below. Joseph's House has a Homelessness Intervention Program/ Supplemental Homelessness Intervention Program-funded family services team that works with homeless families placed in motels from placement to one year of successful permanent housing.

Life Skills Training

Life skills training plays an integral role in assisting consumers in moving toward permanent housing. As with case management, life skills training is provided throughout the Continuum of Care system. Skills that are taught include budgeting of resources and money management, household management, conflict management, food shopping and preparation, use of public transportation, and parenting skills. While all agencies incorporate life skills training into their service delivery, some have developed specialized programs targeted to specific populations. For example, the YWCA's Sally Catlin Resource Center provides services exclusively to women, while Unity House's domestic violence program targets women who are survivors of domestic violence. Unity House's licensed housing programs for persons with mental illness place a great deal of emphasis on life skills training for that population, as does the peer-run C.O.P.E.S program. Cornell Cooperative Extension teaches parenting skills. The Commission on Economic Opportunity (CEO) offers a Road to Independence program that teaches life skills to impoverished persons, many of whom have histories of homelessness. CEO also sponsors a YouthBuild program that provides life skills training to adolescents and young adults.

Alcohol and Substance Abuse Treatment

Treatment for alcoholism and substance abuse is provided by Rensselaer County Unified Services' Substance Abuse Clinic. Other providers include Seton Health Care, Hudson-Mohawk Recovery Center, Samaritan Hospital Mentally Ill Chemical Abuser (MICA) Program, and Conifer Park Day Treatment Center.

Mental Health Treatment

Rensselaer County has two major providers of mental health services. Rensselaer County Unified Services provides intensive and supportive case management for adults and also has a separate program for children and adolescents. Samaritan Hospital has a crisis clinic and offers both inpatient and outpatient treatment.

HIV/AIDS Treatment

There are two medical care facilities that provide treatment for persons living with HIV/AIDS: Albany Medical Center's AIDS Treatment Program and Whitney M. Young, Jr. Health Center. Both are located in nearby Albany County. Several agencies, including the AIDS Council of Northeastern New York, Catholic Charities AIDS Services of the Roman Catholic Diocese of Albany, the Troy Damien Center, and Unity House provide HIV-related supportive services in Rensselaer County.

Education

There are a variety of local options for obtaining education. The Economic Opportunity Center, the Roarke Center, and the Access Center all provide Graduate Equivalency Diploma (GED) programs for persons who have been unable to obtain high school diplomas. The Roarke Center also teaches literacy skills and utilizes computer-based learning programs for basic education, language skills (including English as a Second Language), and math skills. In addition, Hudson Valley Community College offers educational programs targeted to those who have been unemployed or underemployed.

Northeast Career Planning provides support to persons with mental illness who are enrolled in educational programs, providing advocacy and assistance to them in completing their education.

The Legal Aid Society of Northeastern New York's Children's Law Project provides free legal services to low-income children and youth in need of legal assistance to obtain the free and appropriate public education to which they are entitled. The Children's Law Project focuses particularly on special education needs for children and youth with disabilities.

Employment Training

Homeless persons, especially those who have been chronically homeless and/or have disabilities, face considerable challenges in gaining employment. These challenges include lack of appropriate clothing, not having a stable residence where potential employers can contact them, lack of transportation, and not having employment skills and experience. Local employment providers, such as Northeast Career Planning and the Commission on Economic Opportunity, are able to serve some homeless persons who have achieved a degree of stability. New York State's Vocational and Educational Services for Individuals with Disabilities (VESID) provides vocational services for persons with mental illness and other disabilities. Rensselaer County Department of Social Services provides employment training through its Project HIRE program. Unity House sponsors employment programs for homeless persons with mental illness, providing supportive employment with a job coaching component as well as integrated supportive employment for those who need less intensive support. It also has a work crew program.

The YWCA of Troy-Cohoes provides an employment program funded under the Continuum of Care that is specifically targeted to homeless women. The program includes pre-employment training, job training, and employment opportunities at the YWCA of Troy-Cohoes. A request for renewal funding for the YWCA's employment program is included with this application. Other members of Rensselaer County's Homeless Services Collaborative also provide employment training and placement

within their own agencies for homeless consumers, including a peer-run program sponsored by C.O.P.E.S. for homeless persons with mental illness, and a furniture-moving program sponsored by Troy Area United Ministries.

As stated previously, homeless consumers often do not have appropriate clothing to wear to job interviews and ongoing employment. My Sister's Closet, a program sponsored by the YWCA's Sally Catlin Resource Center, provides suits and other business clothes for women seeking employment. Similarly, Unity House's Unique Boutique provides clothing for both male and female employment seekers.

Child Care

Two member agencies of Rensselaer County's Homeless Services Collaborative, Unity House and the YWCA of Troy-Cohoes, sponsor their own daycare programs. When space permits, they are able to serve families who are living in transitional or permanent supportive housing. Given the short shelter stays in Joseph's House family emergency shelter (the goal is a sixteen-day stay), it would not be appropriate to enroll children in a daycare center which they would have to leave at the end of their stay at Joseph's House. Instead, Joseph's House works with Rensselaer County Department of Social Services to obtain Child Care Block Grant-funded daycare for families once they have obtained more permanent housing. The Commission on Economic Opportunity also provides Head Start programs and day care.

Transportation

The Capital District Transportation Authority (CDTA) provides public transportation both within Rensselaer County and throughout the Capital Region. Some members of Rensselaer County's Homeless Services Collaborative are able to provide bus tokens to consumers to assist them in accessing medical care, mental health and substance abuse treatment, and other supportive services. The YWCA of Troy-Cohoes has entered into a cooperative venture with CDTA to provide assistance to consumers in utilizing the CDTA system: a CDTA staff member provides information about what bus routes consumers should take to specific destinations and even will accompany the consumer on the bus if necessary.

Medicaid provides transportation to medical care for Medicaid-eligible consumers. Unity House provides transportation for adults with mental illness who are accessing mental health treatment. C.O.P.E.S. also offers transportation for persons with mental illness. Catholic Charities operates a limited, privately funded transportation program within the county.

Domestic Violence Services

Unity House provides a full range of supportive services to victims of domestic violence, including a hotline, supportive counseling, legal advocacy, employment assistance, and case management.

Legal Services

The Legal Aid Society of Northeastern New York provides free civil legal services to the general population of low-income residents of Rensselaer County. Services are accessed through local and toll free telephone calls or via the Legal Aid Society's

Albany office. The Society provides advice, brief service, information and referral, and full representation according to the client's problem and available resources. In particular, the Society has special projects that provide targeted representation for the disabled, the homeless, children, immigrants, and, as resources permit, persons at risk of homelessness. Legal Aid Society works in partnership with Joseph's House to provide a Continuum of Care funded legal services team on site at Joseph's House's emergency shelter for homeless persons, including those who are chronically homeless, to assist them in overcoming barriers to access mainstream services.

Unity House, Albany Law School Clinical Legal Services, the Legal Project of the Capital District Women's Bar Association, and the Legal Aid Society of Northeastern New York offer legal services to victims of domestic violence. Unity House's Domestic Violence Services program has a staff attorney who provides free legal assistance with orders of protection, custody matters, child support, divorce filing, and other civil legal matters. Unity House also employs a full-time legal advocate who assists the attorney by coordinating intake, providing information and referral, researching legal issues, and drafting the documents necessary for court proceedings. The Legal Aid Society provides information, referral, advice, and, as resources permit, representation and education to low-income victims of domestic violence. All of the legal service providers work with Unity House to ensure that clients receive the other supportive services they may need. Legal information about family law, public benefits and housing is posted by the Legal Aid Society at www.LawHelp.org/NY.

Services Planned

As stated above, the YWCA of Troy-Cohoes is seeking renewal funding in this round of the Continuum of Care for its employment program.

How Homeless Persons Access/Receive Assistance

Homeless persons are referred to supportive services in myriad ways. They are referred through Rensselaer County Department of Social Services, Rensselaer County Unified Services and its provider agencies, outreach programs, members of Rensselaer County's Homeless Services Collaborative, local clergy, the Court system, police, hotlines for domestic violence and runaway youth, and word-of-mouth from other consumers.

Homeless Strategic Plan (91.215 (c))

1. Homelessness

The City of Troy, working in conjunction with the Rensselaer County Homeless Services Collaborative, has developed a comprehensive continuum of housing and services for homeless individuals and families. This continuum includes the essential components of homelessness prevention, outreach, emergency shelter, transitional housing, permanent supportive housing, and supportive services.

A range of homelessness prevention services is provided to City of Troy residents. These services include case management and counseling to prevent initial or repetitive episodes of homelessness, legal services to prevent eviction, and short-term/emergency financial assistance.

Street outreach to homeless persons, including those who are chronically homeless, is provided by Joseph's House and the Veterans Administration Homeless Outreach Project. In addition, Bethany Hospitality Center provides drop-in services to meet the essential needs of homeless and chronically homeless persons while also linking them to housing and supportive services. Unity House's Emergency Services unit also provides crisis intervention, advocacy, referrals to other agencies, and emergency assistance to homeless persons. Local agencies provide targeted outreach to homeless persons with special needs, such as persons with mental illness, chemical dependency, and or HIV/AIDS; veterans; victims of domestic violence; and runaway and homeless youth.

The City's emergency shelter system includes a 16-bed emergency shelter for homeless individuals and a 12-bed emergency shelter for families, both operated by Joseph's House, and an 18-bed domestic violence shelter for women and their families, run by Unity House. When there is insufficient shelter capacity at these two agencies for homeless families, they are given vouchers for motel stays by Rensselaer County Department of Social Services. Joseph's House's Homelessness Intervention Program works intensively with these families to move them out of motels and into permanent housing.

The City of Troy has transitional housing for special needs populations, including youth and adults with substance abuse problems, persons with mental illness, persons with HIV/AIDS. This housing can be utilized by homeless persons who have the aforementioned disabilities. The YWCA of Troy-Cohoes provides transitional housing for homeless families.

A number of agencies provide permanent supportive housing, including Unity House, Joseph's House and the YWCA of Troy-Cohoes. These programs provide housing for homeless individuals with mental illness, substance abuse, and/or HIV/AIDS. Tenant-based rental assistance subsidies are available through Shelter Plus Care programs administered by the City of Troy and the Troy Housing Authority. Joseph's House has two permanent supportive housing programs, with a total of 35 beds, which serve chronically homeless persons.

In addition to providing a full continuum of housing services for homeless individuals and families, agencies within the City of Troy also provide them with essential supportive services including, but not limited to: case management, life skills training, alcohol and substance abuse treatment, mental health treatment, HIV/AIDS-related treatment and other health care, educational programming, job training and placement, childcare, transportation, legal services, emergency financial assistance, and linkage to mainstream programs such as Temporary Assistance to Needy Families (TANF), Supplemental Social Security (SSI), Medicaid, Food Stamps, Child Health Plus, Family Health Plus, the Veterans Health Care program, and programs funded under the Workforce Investment Act.

The City of Troy plans to preserve the existing continuum of housing and services for homeless individuals and families as well as to expand it to address the unmet needs discussed in the "Homeless Needs" section of this document.

2. Chronic Homelessness

The City of Troy has made a concerted effort to eliminate chronic homelessness. The Rensselaer County Homeless Services Collaborative has developed a three-pronged

strategy for ending chronic homelessness: 1) identification of the needs and characteristics of chronically homeless persons in the City of Troy; 2) coordination of efforts within the community to address the needs of persons who are chronically homeless; and 3) development of housing and service resources to address the unique needs of this population.

One of the primary means of collecting information about the needs and characteristics of the homeless persons is through implementation of the Homeless Management Information System (HMIS). The City of Troy is part of the Capital Region HMIS, which is nearing the end of its initial implementation phase and will soon be adding more homeless service providers to the system. It is anticipated that once the use of the HMIS is expanded to the entire homeless service system, significant information about the origins, needs and service utilization patterns of chronically homeless persons will be readily available.

The Rensselaer County Homeless Services Collaborative has facilitated the coordination of efforts between Rensselaer County Unified Services, Rensselaer County Department of Social Services, and local homeless services providers to address the needs of chronically homeless persons. In addition, Rensselaer County has entered into the initial phase of a Ten Year Plan to End Homelessness, which will bring together government officials, clergy, schools, law enforcement, business leaders, neighborhood associations, and service providers to develop a plan for ending chronic homelessness in Rensselaer County by the year 2012.

The City of Troy is fortunate to have a nationally-recognized low-demand housing provider, Joseph's House, which has a total of 35 beds for chronically homeless persons. Joseph's House received 2005 Continuum of Care funding for the expansion of this program.

3. Homelessness Prevention

As indicated previously, the City of Troy has a broad range of homelessness prevention services, including: 1) case management and advocacy to prevent initial or repetitive episodes of homelessness; 2) legal advocacy to assist in eviction prevention and to resolve landlord-tenant disputes; and 3) the provision of short-term financial assistance to pay for rent, mortgage, and utility costs. Extremely low-income and low-income households are referred to homelessness prevention services by Rensselaer County Department of Social Services, feeding programs, and other agencies that serve impoverished individuals and families.

4. Institutional Structure

The City of Troy has worked with the Rensselaer County Homeless Services Collaborative to address the needs of homeless individuals and families in the City of Troy. The Rensselaer County Homeless Services Collaborative is comprised of homeless services providers; veterans' organizations; providers representing persons living disabilities such as mental illness; chronic substance abuse, and/or HIV/AIDS; agencies serving victims of domestic violence; emergency shelters; support services providers; faith-based organizations; county and state governmental agencies; the Troy Housing Authority; housing developers; foundations; local businesses; law enforcement; and formerly homeless persons.

The convener of the Rensselaer County Homeless Services Collaborative is CARES, Inc., an agency whose mission is fostering collaboration and cooperation among not-for-profit organizations, local communities, state and local government, and the private sector. The Collaborative is Co-Chaired by the Executive Director of Troy Area United Ministries (TAUM) and a Program Director from the YWCA of Troy-Cohoes.

The City of Troy is participating in Rensselaer County's Ten Year Plan to End Homelessness planning process, which will broaden the participation of local residents in the homeless planning process even further. Rensselaer County's Ten Year Plan to End Homeless is scheduled to be completed by the fall of 2006.

5. Discharge Coordination Policy

Discharge Planning Policy Narrative

Rensselaer County, through its Unified Services Department, Department of Social Services, and the Sheriff's Office/County Correctional Facility, has established effective procedures for discharge planning from publicly funded systems of care, in order to prevent such discharges from immediately resulting in homelessness. The following represent the major categories of institutions with which such protocols are operational.

Psychiatric Facilities

The Unified Services Department oversees the County's Single Points Of Access ("SPOAs") that coordinate, facilitate and monitor access to the hundreds of structured opportunities for supervised mental health housing, mental health case management and urgent clinical care.

During recent years, New York State legislation, including MHL 9.60 for "Assisted Outpatient Treatment", commonly known as "Kendra's Law", has resulted in new initiatives committed to the support and management of individuals with significant histories of serious mental illness, violence, and past difficulties accessing or maintaining connections to necessary mental health supports. Chronically homeless persons who are at risk of harm due to noncompliance with recommended treatment are amongst those targeted under this initiative. In addition to court-ordered treatment plans that include mandatory case management or "care coordination", these plans routinely include specific recommendations for housing and treatment, to which targeted individuals receive priority access.

Rensselaer County service providers maintain close relationships with the psychiatric practitioners at Samaritan Hospital in Troy. This hospital is the main in-County source for psychiatric treatment and services, and Joseph's House, Unity House, the YWCA, Catholic Charities Housing Office, and other service providers all work closely with the hospital to ensure that patients being released are not discharged to the streets or shelters, but are instead referred into non-McKinney-Vento funded permanent supportive housing programs.

Rensselaer County Correctional Facility

All inmates at the Rensselaer County Correctional Facility are screened for homelessness, alcohol/substance abuse, mental illness and other special needs, and

are provided information regarding services available both within the facility and upon release, through community agencies. Except for instances of court-ordered jail diversion, participation in discharge planning is voluntary on the part of the inmate.

Assistance with discharge plans for the general inmate population is provided by the facility's Inmate Services Unit. Inmates are contacted approximately 60 days in advance of their anticipated release date regarding concerns and referral needs that they may have related to discharge, including but not limited to treatment linkages, housing and transportation. Appropriate follow-up, including information, referral and linkage assistance, as well as inmate participation with transition programs, is provided related to those issues identified by the inmate. Inmates in need of temporary benefits upon release are assisted to complete an application for temporary assistance, food stamps and Medicaid. Applications are forwarded directly by the facility to Rensselaer County Department of Social Services, where they are maintained pending the individual's release and required face-to-face interview. Case Managers from multiple homeless housing and service providers follow up with this referral to ensure access to critical mainstream resources. Joseph's House, in particular, offers outreach to the correctional facility in order to keep recently released inmates off the streets. Referrals are made into the community's non-McKinney-Vento funded permanent supportive housing.

New York State Correctional Facilities

The Regional Parole Office initiates discharge planning with inmates of State correctional facilities approximately 45-60 days prior to their release date. Housing, specialized treatment needs and employment are the highest priority goals addressed in this process. Available housing options are explored, with emphasis placed upon the identification of relatives or other individuals who can provide suitable housing, or who can make housing arrangements on behalf of the inmate. Full consideration is also provided to any special treatment needs demonstrated by the inmate and the related availability at discharge of treatment and residential placement options.

For inmates with mental health needs, NYS Office of Mental Health discharge facilitators placed within the facilities coordinate with Rensselaer County Unified Services in developing appropriate discharge plans. An increasing number of elderly are included amongst inmates being discharged from State correctional facilities. Discharge planning for these individuals frequently includes arrangements for placement in nursing homes, adult homes, senior housing sites, and/or community housing with home care services.

Inmates with significant medical problems are generally placed at a Correctional Facility which has a Regional Medical Unit (RMU) which provides the appropriate medical staff, equipment, and treatment to their needs. The medical staff continually monitor and evaluate the inmate's medical needs and level of care in an effort to coordinate the appropriate level of services upon release. Medical staff, facility parole staff, field parole staff, and parole Regional Program Services staff collaborate to develop an appropriate placement prior to the inmate's release. In many cases this includes a hospital or nursing home admission.

Hospitals

Hospital staff routinely screen individuals for their anticipated place of residence at discharge. Individuals who require placement directly from the hospital to other

inpatient and/or residential settings, including but not limited to nursing homes, rehabilitation facilities, alcohol/substance abuse and mental health treatment programs, are assisted to make such linkages. Individuals who are uncooperative with such efforts and potentially at risk of harm are assessed for competency and considered for court interventions and/or referred to Protective Services for Adults. Members of the Rensselaer County Homeless Services Collaborative coordinate with Samaritan and St. Mary's Hospitals to ensure discharges are made into appropriate permanent housing.

Foster Care

Rensselaer County Unified Services provides discharge planning and after-care services to youth who are aging out of the foster care system. Under federal and State law, youth with a permanency planning goal of independent living are entitled to receive supervision services until age 21, including referral assistance and follow-up to financial, housing, counseling, employment, education and other appropriate services that will enhance self-sufficiency. Ninety days prior to discharge, a plan is developed for each youth, including how the youth will support him/herself, where he/she will reside, and how he/she will obtain medical care. Youth are fully engaged in planning prior to actual discharge, in order to ensure their maximum benefit from offered services.

New State regulations have been proposed that, if implemented, will provide for enhanced service provision to aging-out youth, including payment of housing costs.

Emergency Shelter Grants (ESG)

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

Community Development PRIORITY NON-HOUSING NEEDS

01- Acquisition of Real Property – Acquire vacant properties and buildings on River Street between Congress Street and Ingalls Avenue to form a “land bank” that can be made available to private-sector developers for projects to employ low- and moderate-income persons.

03C Homeless Facilities – Use HMIS to monitor delivery of homelessness services and identify the origins of needs and clients. Need to de-centralize facilities throughout Rensselaer County to better serve needs.

03G Parking Facilities – Develop a parking master plan for the Downtown neighborhood with the objective of providing expanded facilities for business and residential use.

03J Water / Sewer Improvements – Acquire leak-detection equipment that will enable the Department of Public Utilities to identify the precursors of water main breaks so that repairs can be made before an emergency occurs due to a sudden break. Begin these investigations on street segments targeted for street and sidewalk improvements so underground work can precede surface improvements.

03K&L Street Improvements and Sidewalks – Develop a three-year plan to be implemented and updated in yearly increments. Areas targeted for these improvements will coincide with areas targeted for code and civil enforcement, and Weed and Seed policing.

04A Clean-up of Contaminated Sites – Continue the clean-up program in the South Troy industrial area – Adams Street to Burden Street, Hudson River to First Street – and use funds from the Brownfields Economic Development Initiative (BEDI) to support clean-up and industrial development employing low- and moderate-income persons.

05E Transportation Services – Work with the Capital District Transportation Authority to ensure that neighborhoods with concentrations of low- and moderate-income persons are served with public transit. Explore the need of a shuttle in the Downtown to move employees and patrons from housing or parking to places of employment or business.

05H Employment Training – Need to increase employment training by the Troy Housing Authority and homeless service agencies, in conjunction with Hudson Valley Community College, local unions, and the Capital Region Workforce Investment Board.

05K Tenant / Landlord Counseling – Continue to support these training programs offered by agencies such as Troy Rehabilitation and Improvement Program and the Troy Housing Authority.

05L Child Care Services – Recognize the integral tie between quality child care and the ability of low- and moderate-income persons to hold jobs. Encourage the provision of these services by not-for-profit entities.

05R Homeownership Assistance – Continue the use of funds from the HOME Investment Partnerships program to enable homeownership by persons of low- to moderate-income.

12 Construction of Housing – Encourage the construction of a range of housing from market rate to units affordable to persons of low -to moderate-income throughout Troy.

14A Rehabilitation; Single-Unit Residential – Support the context-sensitive rehabilitation of houses throughout Troy and encourage the conversion of two-family houses to single, owner-occupied houses.

14G Acquisition for Rehabilitation – Acquire vacant houses and stabilize those that are historic in character to prevent irreparable deterioration. Closely monitor the RFP process to ensure that purchasers of these properties will effect proper rehabilitation and code-compliant end use.

15 Code Enforcement – Use targeted code enforcement, similar to the NICE (Neighborhood Improvement through Code Enforcement) program to address non-compliant properties and bring them into compliance. Target areas in South Troy and North Central that expand outward from previous, similar programs.

16A Residential Historic Preservation – Recognize that Troy’s historic stock is a principle, positive aspect of Troy and develop requirements that address the need for preservation while also recognizing individual property rights.

20 Planning – Recognize the vital role of planning for the future of Troy as well as implementing the plan, and support the Department of Planning and Community Development.

21A General Program Administration – Recognize the importance and complexity of this function and support the Department of Planning and Community Development in its role as program administrator.

BASES FOR PRIORITY ASSIGNMENT, AND GOALS ADDRESSED

01 – Acquisition of Real Property – Identified at Economic Opportunities focus group and in public meetings as a priority to enable private-sector business development that could employ low- and moderate-income persons in the North Central neighborhood. Goals addressed: job creation, provision of jobs to low-income persons, revitalization of deteriorating neighborhoods.

03C Homeless Facilities – Developed in conjunction with the Rensselaer County Homeless Services Collaborative and the City Department of Planning and Community Development to improve the delivery of services to the homeless and

distribute those services equitably throughout Rensselaer County. Goals addressed: assisting homeless persons obtain affordable housing, reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons.

03G Parking Facilities and 05E Transportation Services – Identified at Economic Opportunities focus group and public meetings as needed to reinforce the Downtown neighborhood as a 24-hour city occupied by residents and businesses. Goals addressed: job retention; establishment, stabilization and expansion of small businesses; the provision of public services concerned with employment; improving the liveability of neighborhoods; increasing access to quality public and private facilities and services; conservation of energy resources.

03J Water / Sewer Improvements and 03K&L Street Improvements and Sidewalks – Identified at Mayor’s public meetings, at the Neighborhood Liveability focus group, and at public meetings as necessary to improving the quality of neighborhood life. Goals addressed: improving the liveability of neighborhoods, revitalization of deteriorated neighborhoods.

04A Clean-up of Contaminated Sites – Identified as priority in South Troy Working Waterfront Revitalization Plan and supported by BEDI funds. Goals addressed: job creation, the provision of jobs to low-income persons living in the South Troy neighborhood, revitalization of deteriorated neighborhoods.

05H Employment Training – Identified as a priority at Housing focus group and Homelessness and Poverty Services focus group, and by the City Department of Planning and Development to enable low-income persons in subsidized housing earn higher income and move into a self-sufficient life style. Goals addressed: the provision of public services concerned with employment; empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

05K Tenant / Landlord Counseling – Tenant and landlord counseling and training has been a long-standing resource that has been effective in improving the quality of Troy’s rental housing and was supported by the Housing focus group and at public meetings. Goals addressed: assisting persons at risk of becoming homeless, retention of affordable housing stock, increase the availability of affordable permanent housing in standard condition to low- and moderate-income families.

05L Child Care Services – Identified as a priority at Housing focus group, Homelessness and Poverty Services focus group, and at public meetings. Goals addressed: job retention, the provision of public services concerned with employment, empowerment and self-sufficiency for low-income persons, assisting persons at risk of becoming homeless.

05R Homeownership Assistance – This is a long-standing resource that has been effective in allowing low- and moderate-income families to become homeowners and was supported at the Housing focus group and at public meetings. Goals addressed: availability of mortgage financing for low-income persons, empowerment and self-sufficiency for low-income persons to reduce generational poverty is federally assisted housing and public housing, reducing the isolation of income groups, increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families.

12 Construction of Housing – This has been a long-standing priority of the City and was supported by the Housing focus group and at public meetings. Goals addressed: empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing, reducing the isolation of income groups within areas through spacial deconcentration of housing opportunities for lower income persons, revitalization of deteriorating neighborhoods, increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families.

14A Rehabilitation: Single-Unit Residential – A long-held goal of the City, this priority was supported by the Housing focus group and at public meetings. Goals addressed: improving the liveability of neighborhoods; revitalization of deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; conservation of energy resources.

14G Acquisition for Rehabilitation – Identified as a priority at Housing focus group and in public meetings. Goals addressed: improving the liveability of neighborhoods; revitalization of deteriorated neighborhoods; preserving properties of special historic, architectural or aesthetic value.

15 Code Enforcement – An effective program in the past, targeted code enforcement was supported by the Neighborhood Liveability focus group and at public meetings. Goals addressed: improving the liveability of neighborhoods; revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value.

16A Residential Historic Preservation – Strong sentiment at public meetings stressed the importance of this priority. Goals addressed: revitalization of deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value.

20 Planning and 21A General Program Administration – The importance of the role of planning and the Department of Planning and Community Development was a common thread in all public meetings and focus groups. Goals addressed: as the over-arching entity charged with administering this Five-Year Strategic Plan, these priorities will address all the goals concerned with Expanded Economic Opportunities, A Suitable Living Environment, and Decent Housing.

Antipoverty Strategy (91.215 (h))

ANTI-POVERTY STRATEGY

A Vision for Community Development Actions

The U.S. Department of HUD Consolidated Plan is designed to be a collaborative process by which the City of Troy establishes a unified vision for community development actions. It offers the opportunity to shape various programs into effective, coordinated neighborhood and community development strategies. It also

creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.

The five year Strategic Plan is a specific course of action for revitalization. The Strategy analyzes the full local context and the linkages to the larger region. It builds on local assets and coordinates a response to the needs of this community. It integrates economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that Troy's families and neighborhoods can work together and thrive. The strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. In so doing, it can help the City and citizens keep track of results and learn what works.

Analysis of Issues and Opportunities

The following brief summary presents the key issues and opportunities addressed in the City of Troy 2005 Consolidated Plan. These issues describe our current demographics - but they need not be our destiny. The problems facing the City of Troy are not uncommon among older industrialized North-eastern cities: shrinking population, declining incomes, impact of suburbanization, low income worker skill gap, etc... Our assets, however, are uncommon: arts and cultural attractions, more than seven miles of waterfront, an intact Victorian downtown and

affordable real estate. The City considered both issues and opportunities in identifying the proposed goals, objectives and strategies. The full Consolidated Plan examines each of these elements in significant detail.

Demographics

- City population is declining and getting poorer. Nearly 58.3% are low or moderate income. 19% anticipated to be living in poverty. Increasing concentration of residents at lowest end on income scale.
- Minority concentration is increasing, creating greater diversity and some clashing of cultures
- Educational attainment lags significantly behind the region.
- Household size is declining - the increase in single parent households has implications for homeownership, school involvement, etc.
- Population in the downtown is getting younger and entering peak earning years.
- Opportunities exist to retain a larger percentage of RPI and Sage graduates as new residents.

Land Use and Tax Base

- Over 40% of Troy's land is not taxable.
- Residential uses (34% of land) currently provide a disproportionate 75% of the tax levy.
- One the other hand, downtown uses 2% of the land and contributes about 11% of the tax levy.
- The CDBG eligible neighborhoods experience fastest decline, high level of blight, incompatible land uses, poor access to amenities, highest densities, greatest concentrations of Section 8 tenant-based units, and lowest homeownership rates.

- Our zoning ordinance is out-dated, enforces high density and allows some incompatible uses
- Vacant structures and lots fuel neighborhood decline.

Economy

- Labor force supply and demand is out of balance due to economic restructuring and many City residents lack the cognitive, numerical and communication skills most in demand today
- Today's tight labor market is a window of opportunity to get less educated workers into the labor market where they can at least gain some work experience.
- Poverty and underemployment stress families, but they also limit the size of the local market, drain municipal resources, increase private sector costs and erode investor confidence
- Region outperforms Troy in nearly every indicator
- There is growth of 4 service sector industries (health, business, social, educational) which require a trained workforce - but can offer living wage jobs. Growing retail industry requires (mostly) lower skill but also offers lower pay.
- Troy lost nearly 20% of its retail establishments, but those that remain report business has improved.
- Residents say our fragmented workforce development system is difficult to access.

Housing and Homeownership

- Troy has substantially more subsidized housing than comparable cities - and, correspondingly, a lower rate of cost burden (still very high at about 44% for low and moderate income households).
- Rental housing market is very soft. Rapid turnover of tenants who use subsidized housing; providers say subsidized tenants are increasingly younger and poorer

Neighborhoods

- North Central neighborhood sustained 30% of the city's net loss in both housing units and population in the 1990's, while South Troy sustained nearly 25% of loss.
- Schools feel great pressure of declining property values and increasing poverty. Residents express support for school enrichment programs.
- South Troy planning and other neighborhood workshops indicate ongoing pride in the neighborhoods.
- Public Safety - fear of being a crime victim expressed by residents. Strong support for community-oriented policing and neighborhood substations.
- Perception of Troy's neighborhoods (other than downtown) in the media is negative.
- The waterfront is untapped recreational resource.

New Choices

This plan focuses on the basic development challenge facing the City of Troy to find creative ways to combine increased competitiveness with better jobs and quality of life. Its purpose is to stimulate community and economic development as a means

to an end - rather than an end in itself. The end we seek is full employment of an appropriately skilled workforce who are earning adequate wages. Ultimately, with dollars in their pockets, our citizens will choose to invest in their housing and neighborhoods. In this interim period, the City will concentrate its efforts on improving the infrastructure which supports community life and economic development through investment in housing and neighborhood improvements.

The City will also prepare a new housing policy which channels our efforts at strengthening neighborhoods, maximizing the rate of homeownership, and reducing absentee ownership of rental property. We will provide more support for neighborhood organizations and neighborhood planning - building a new planning approach based on collaboration where City staff are partners and facilitators of neighborhood change.

The City will also strengthen partnerships and encourage the work of the schools, colleges, community organizations, and economic and workforce development colleagues who educate and train our residents. Nationwide, many scholars argue that we have reached the stage where global advantage is based primarily on the education and skills of the labor force. Other factors (which established Troy as an economic powerhouse in an earlier time) such as natural resources and proximity to markets and suppliers, are clearly important, but the next leaps forward in productivity and innovation will require more flexible, articulate, thinking workers. The City will continue to deliver successful "business development" activities, providing technical assistance, business support and financing to retain and recruit companies, but will augment business development efforts with job preparation using the Smart Start and Troy Works Initiatives.

Raising Incomes

The need to create new private sector jobs which directly raise incomes for residents and make the City's workforce the best in the region by 2020 is the central focus of this Consolidated Plan. The need to raise incomes is perhaps the critical variable in the city's redevelopment strategy and will be supported through investment of Consolidated Plan resources in traditional economic development.

The City will continue to provide effective economic and business development services focused on the retention and recruitment of businesses which increase the demand for labor and create living wage jobs. In addition it will support programs for small business and entrepreneurship development through training and access to capital. The City's business recruitment focus will be on attracting companies that offer competitive wages, and become adept at addressing the impact of globalization, technological changes, increased competition for investment (particularly among high technology companies), and enhanced concerns about quality of life and environmental issues which increasingly confront investors, site selectors and entrepreneurs. Troy will be aggressive in its efforts to develop an ongoing business recruitment strategy which target industry sectors that are growing which offer entry level jobs with potential for moving up into supervisory and management positions (these entry level jobs are most accessible to workers with limited education).

In approaching business retention, the City of Troy will place increased emphasis on the delivery of strategic technical assistance and business modernization services which raise firm productivity and help companies focus on higher value products,

services and markets including identification of strategic opportunities that align with RPI's growing investments in Information Technology and Biomedical sectors.

The City will work with CDTA to develop a transportation and reverse commuting plan to maximize access to jobs for Troy residents and develop a plan to invest resources most strategically to meet these needs.

At the same time, the City will partner with the Capital Region Workforce Investment Board to ensure that our residents have access to an environment in which all workers and job seekers have the opportunity to fully participate in the local economy as life-long learners working in creative and adaptive organizations with full employment and the skills needed to command good paying jobs. Services should be readily available to allow job seekers to make informed decisions about career opportunities and options for accessing local services designed to help them achieve their employment objectives.

The City will partner with others to encourage consumer-oriented and demand-driven workforce development system. It's economic development staff will engage in joint and complementary planning with the Capital Region Workforce Investment Board and facilitate the work of partners including schools, parents, public agencies, private sector employers, trade associations, the education community, organized labor, and local organizations, encouraging ongoing assessment of workforce readiness and employer needs.

The City will continue to support programs which train and otherwise prepare low and moderate income residents to meet employer demand: assessment, training, and placement services; encourage better marketing of services and increase consumer awareness of programs; and assess the adequacy of existing training programs and facilities to meet needs of employers. The City will explore opportunities to provide specialized training for women workers interested in well-paying jobs in growth occupations which are concentrated in traditionally male-dominated industries such as auto mechanics, equipment repairers, technicians, supervisors of production processes, correction officers, insurance adjusters and investigators, etc. and evaluate feasibility of developing an environmental sciences center to train residents in asbestos and lead paint mitigation mandated by HUD or the EPA as well as rehabilitation technology for historic structures. A high-level career-laddering task force will be formed to explore opportunities for structured employment programs with large employers (Samaritan, Seton, RPI, Sage)

The City will review and update its Section Three Compliance Plan and provide targeted training to enable residents to work on or for publicly supported projects and encourage partnerships with educational institutions which facilitate life-long learning and enable adult residents to become better equipped to progress in their careers. As a community-university partnership, the City together with Sage College, RPI and Hudson Valley Community College will encourage development of a Community Outreach Partnership Center at RPI/Sage focused on workforce development, training women in non-traditional occupations, school-to-work transition, and labor market research focusing on poverty alleviation.

Finally, the City will bolster the ability of public schools to prepare children for successful careers through the Smart Start Initiative. This strategy will create opportunities for life-long learning with educational institutions; assist school districts to coordinate the school to work transition; support year-round paid employment

programs for youth; and create incentives for young people to stay in school and increase overall educational attainment.

Community Development Initiatives

It focuses on a vision of the City of Troy in 2020 which is educationally and economically healthy community with a broad range of assets - technological capacity, workforce skills, a modern infrastructure, adequate business services, affordable homes and quality amenities which add up to a liveable urban City. It protects Troy's rich cultural heritage and proud history, while recognizing its challenging future. It envisions a future where the City's neighborhoods are well-maintained, safe, and friendly; and where residents enjoy access to good paying jobs, life-long training and education, effective schools and vibrant neighborhood commercial districts. It focuses on a time when residents work closely with the City, businesses and not-for-profit organizations to plan for and accomplish their shared vision of a progressive future.

The strategy lays out a three integrated community development initiatives which are summarized in the following goals. These initiatives endeavor to enhance the tax base and local economy; improve jobs, education and job training; and stimulate neighborhood reinvestment - all efforts which improve the local conditions for community and economic development. These initiatives will require the City's ongoing commitment to seek out partnerships with the private and nonprofit sectors, rethink service delivery, build local capacity, leverage other development efforts and link social and economic strategies more effectively.

Priority Goals

The plan's three goals will drive investment and present a coordinated community development framework for marketing the City's success and progress. This plan promotes:

- Neighborhood Liveability
- Economic Opportunity
- Decent Housing

NON-HOMELESS SPECIAL NEEDS

Housing Opportunities for People with AIDS (HOPWA)

Non-Homeless Special Needs

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Unity House of Troy, Inc. delivers services under this program in Troy.
Funding is provided through the City of Albany.

APPENDIX A

CENSUS TRACTS AND NEIGHBORHOODS MAP

This map illustrates the City of Lansing, Michigan, divided into census tracts and labeled with neighborhood names. The map includes a legend in the top left corner:

- Municipal Boundary:** Indicated by a thick black line.
- Census Tract Boundaries:** Indicated by thin black lines.

The map shows the following census tracts and their corresponding neighborhood names:

- Tract 401:** Lansingburgh
- Tract 402:** Lansingburgh
- Tract 403:** Lansingburgh
- Tract 414:** Lansingburgh
- Tract 404:** North Central
- Tract 405:** North Central
- Tract 406:** Sycaway
- Tract 413:** Sycaway
- Tract 407:** Downtown
- Tract 408:** Downtown
- Tract 409:** South Troy
- Tract 410:** South Troy
- Tract 411:** Albia
- Tract 412:** Albia

Other labeled streets and landmarks include: 118th St., 7th Ave., Bike Path, 109th, 2nd, 108th St., Grace Cemetery Bdy., 101st, Glen, 8th St., Rte. 7, Hoosick Rd., College, Tibbitts, Highland, Blecker, Poesten Kill, Spring, Allen, Pawling, Campbell, Grant, Thomas, Lincoln, Madison, Hill, Adams, Monroe, 2nd Jackson, 4th, and Vandenberg.

Map prepared by the Capital District Regional Planning Commission.

APPENDIX B

FOCUS GROUP MINUTES

Troy HUD Consolidated Plan

Meeting: 10 AM, March 7, 2005 at City Hall

Subject of Meeting: Neighborhood Livability, Part 1

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); Mayor Tutunjian, Len Welcome, Bob Mirch, Nick Kaiser, Jeff Buell, Tim Mattice, V Zubkovs

Roger Murman described planning process and reason for plan; proposed HUD cuts in Federal budget for 2006 and how Entitlement communities will be affected; focus of 5 year plan and 1 year strategic plan; dispensed HUD PR regarding proposed CDBG program for 2006;

Mayor spoke of his support and endorsement of HUD plan;

V requested from Bob Mirch a list of city streets in disrepair

Roger Murman discussed Statutory Goals of plan which include: economic development, livable communities; decent housing; asked representative city departments to identify challenges to their departments;

V discussed CDBG program; \$2 million annually to Troy with \$1million going to directly to city enhancement programs; importance of activity agendas;

Roger Murman discussed Quantifiable Goals over 5 years;

V introduced Troy Police Chief Nick Kaiser and city Community Policing initiative;

Chief Kaiser gave overview of neighborhood policing; discussed city substations; officer availability to neighborhood policing; watch groups directed by Troy Police captains; North Central and South Troy are primary crime areas; Roger Murman requested crime stats; Chief Kaiser said he would furnish these;

Chief Kaiser discussed: PD receives grant monies for numerous programs including Project Safe Program, gang prevention programs, Weed and Seed program and how it fights neighborhood crime; Weed & Seed grant recently denied to city;

V discussed YMCA programs available; suggested Boys Club as alternative to YMCA programs; asked if Troy Housing Authority (THA) has any programs;

Mayor Tutunjian discussed possibility of spaces available for after-school programs; indicated that \$30,000 must be spent on city youth programs each year; city still needs more money;

Roger Murman asked about South Troy locales for after-school programs;

Mayor Tutunjian discussed that South Troy has no city-offered youth programs;

Bob Mirch spoke of programs available when he was a kid growing up in Troy;

V discussed volunteer groups that run youth programs city-wide;

Roger Murman asked about public recreation facilities and conditions;

Chief Kaiser (TPD) discussed city's interest in having a Police Athletic League program (PAL) to fund athletic programs for youth;

V discussed need to talk about Code Enforcement matters;

Bob Mirch discussed target areas as South Troy, North Central; Central Business area; Beman Park;

V discussed family accountability needs; Section 8 neighborhoods; landlord accountability;

Tim Mattice discussed concern about HUD's viewing of city programs related to poverty, crime;

V asked Len Welcome (Code Enforcement) to discuss his agency; Chief Kaiser mentioned that all agencies need to work together better for community improvement;

V asked about certain target areas to be identified;

Bob Mirch suggested walking tours be provided in areas of greatest need;

Len Welcome discussed 500 property roster citing needed rehabs;

V asked how soon target area(s) could be identified;

Bob Mirch suggested it be done ASAP;

Chief Kaiser will make crime and civil enforcement data available;

V asked how 5-year approach should be handled and involve public and city personnel participation;

Bob Mirch suggested that target areas be blocked and mapped accordingly prioritizing areas most in need;

Roger Murman asked if code enforcement matters had been addressed enough for plan purposes;

Tim Mattice discussed concern with current Community Policing; asked about new plan including things never addressed in old plan; would like to see more cops involved in community policing ie walking beats, etc.; suggested that funds be used to clean up crime in city; and

Roger Murman and Tim Mattice discussed need for meeting with Mayor and Police Chief to explain current community policing program.

END MEETING 12:00 PM

Troy HUD Consolidated Plan

Meeting: 1:30 PM, March 7, 2005 at City Hall

Subject of Meeting: Neighborhood Livability; Part 2

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); Len Welcome, Tim Mattice, V Zubkovs, Jim Rivers, Russ Reeves, Neil Bonesteel, Dave Bailey

V gave rundown of earlier meeting;

Russ Reeves inquired about what a consolidated plan is;

Roger Murman discussed the plan, what it is, what is required, why it is needed;

Mike Brown gave a rundown of HUD program priorities;

Russ Reeves asked about city priorities; discussed suggestions for Scolite site;

V spoke about grants for Scolite site;

Jim Rivers (DPW) discussed Congress Street water valve replacement program and need for new infrastructure;

V spoke about NICE program as model for neighborhood improvements (Beman Park);

Dave Bailey (Engineering) spoke of sidewalk program (Loan to Home) program;

Russ Reeves discussed his interest in HUD loan programs to homeowners; city in-kind services availability;

Tim Mattice spoke of properties on First St. and Front St.;

Russ Reeves spoke of NYSERDA grant and loan programs;

Neil Bonesteel discussed legislative member items;

Roger Murman discussed importance of Scolite site projects and Hudson River Estuary Center at South Troy;

Tim Mattice expressed concern about what the South Troy focus should be;

V discussed needs for Lansingburg section;

Roger Murman discussed existing 112th St. Corridor Study awaiting adoption by city;

V asked about needs for downtown infrastructure improvements;

Jim Rivers mentioned the valve replacements needed between Sage and Peoples Avenue;

Tim Mattice suggested the need for a Statement of Work to be prepared; and

Roger Murman requested a 1 year plan or list for street and road repairs be developed for use in Con Plan; Reeves, Rivers, and Bonesteel will develop list(s) and have them ready by 3/14/05.

END MEETING 2:30 PM

Troy HUD Consolidated Plan

Meeting: 1:00 PM, March 9, 2005 at City Hall

Subject of Meeting: Economic Opportunities

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); Ray Colucciello (Interim Troy Schools Superintendent), Bill Mooradian, Mike Sullivan (Congressman McNulty), John Hedley (Hedley Park Place), Steve Bouchey (Bouchey Financial Group), Jennifer Hill (RCDC), Linda Hillman (RCRCC), Susan McDonough (Northeast Health), Andy Ross (Ross Valve), Richard Bennett (Seton Health), Bill Leitch (Senator Bruno), Peter Swota (CDT Planning), Sondra Little (CDT); Gordon W. Enfield (ReMax Premier), Barbara Nelson (RPI), Robin LaBrake (Rensselaer County IDA)

Tim Mattice introduced Roger Murman and Mike Brown;

Roger Murman discussed participant importance to HUD plan, scope of plan; what it is, why it is necessary; introduced V Zubkovs;

V discussed existing plan, other city economic development programs available;

Ray Colucciello asked about other programs that could dove-tail HUD program;

V responded with discussing other programs;

Inquiries were made about Lansingburg study, infrastructure to assist economic development; Commerce Department assistance; Oakwood Ave development;

Tim Mattice indicated that need for infrastructure improvements should be a high priority to assist economic development; brownfield challenges; Troy is new to HUD economic development funding;

Roger Murman asked what has limited economic development in Troy;

Tim Mattice offered that city has no product to market;

Attendees suggested that property inventories be conducted and made available;

Tim Mattice indicated an inventory profile and analysis does exist;

Barbara Nelson suggested small businesses would be a better draw than larger businesses; taxes are a major constraint; RPI investments have helped the city grow economically; RPI has incubator for business in place;

Steve Bouchey suggested city community feel is a plus for Troy;

Bill Mooradian discussed that technology advances and more parking could benefit city;

John Hedley suggested city government invest more in business development;

Tim Mattice moved discussion to Brownfield development; spoke of such grants given to South Troy from all levels of government; suggested that more be done;

Steve Bouchey discussed image improvements could draw investors; supports parking meters;

V discussed need for tax break pilot programs;

Tim Mattice discussed pending city Comp Plan and how to attract home investment;

Bill Mooradian and Barbara Nelson both support transportation improvements like a shuttle system to minimize existing parking problems;

Roger Murman discussed ways to improve image through code enforcement and crime prevention programs;

Steve Bouchey addressed Roger Murman's comments;

Mike Sullivan emphasized caution as to how much funding will be available to benefit Troy should HUD monies be minimized and/or diverted to Commerce Department; and

Bill Mooradian discussed North Central and its need for improvements and development.

END MEETING 2:00 PM

Troy HUD Consolidated Plan

Meeting: 2:00 PM, March 10, 2005 at City Hall

Subject of Meeting: Housing

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); V Zubkovs (Troy Planning), Peter Lindley and Debbie Giroux (Commission on Economic Opportunity), Len Welcome (Troy Codes Dept.), Patrick Madden (TRIP), Michael Uccellini (United Group), George Reischaud (Troy Planning Board), Mario Muscolino (THA), Joe Fama (TAP, Inc.), Steve Kirk (DBS Planning w/Fraser and Associates)

V began meeting with introductions; each participant introduced themselves;

Roger Murman gave overview of HUD Consolidated Plan; discussed objectives, needs, analysis, value of participation of attendees;

Mike Brown discussed the HUD program priorities;

George Reischaud discussed Syracuse HUD program and points of its success regarding housing;

Len Welcome discussed Nuisance Abatement Program and RPI-Troy coordinated grant programs for housing;

Roger Murman spoke of coordination between housing and economic development initiatives for downtown/River Street;

Michael Uccellini spoke of citywide housing needs and how they would stimulate city living;

Patrick Madden discussed citywide housing data; updates, statistics, accuracy of all;

Joe Fama discussed needs for neighborhoods to have better vision starting with residents; discussed North Central housing needs; pointed out that auctioning tax-delinquent houses doesn't solve the problem of absentee landlords and deferred maintenance/deterioration

Len Welcome discussed listing of 327 homes vacant in Troy and on city tax roles; mentioned that most are owned by absentee landlords; city housing auction successes and problems;

Discussions included TRIP rental assistance programs, neighborhood coalitions, encouragement of home ownership to renters; no assisted living for elderly/poor exist in city;

Mario Musolino discussed THA initiative to make public housing more attractive to working poor; suggested collaboration between city, HVCC, labor unions;

George Reischaud endorsed usage of labor union apprenticeships and HVCC to assist in creating better housing;

V discussed city lead-based abatement program; discussed applications to HUD for such program that have been denied;

Roger Murman suggesting the problems of vacant, substandard housing, and un- and under-employed people might be addressed by training (HVCC, labor unions) in historic preservation rehab and small business

All concur that major area of concentration should be North Central

Troy HUD Consolidated Plan

Meeting: 2:00 PM, March 15, 2005 at RiverSpark

Subject of Meeting: Homelessness and Poverty

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); V Zubkovs (Troy Planning); Tim Mattice (Troy Planning); Chris Burke (Unity House); Scott Mears (Unity House); Demetria Canty (CEO); Kirstein DonVito (Renss. Co. DMH); Pat Dinkelaker (YWCA); Liz Girolami (YWCA); Joy Smith (Legal Aid Society); Jim Crawford (Catholic Charities); James R. Fry (Josephs House); Tracy Neitzel (Josephs House); Tom Huliton (Troy Housing Authority); Mary Bashant (CARES); Donna M. Elia (Troy Area United Ministries)

Attendance was at the general meeting; input from the meeting provided a glance at what these organizations do to provide assistance to the city's homelessness and poverty problems.

General business was conducted

Roger gave introduction as to why this meeting was important to the city's Consolidated Plan; V discussed HUD funds historically earmarked for homelessness and poverty issues.

Discussion was raised about the HMIS program which is funded by HUD and mandated; regional data management system input by all service providers; training will be conducted at YWCA on 3/29/05.

Continuum of Care annually secures funding for homeless initiatives; last year's funding was \$2 million

"Plan to end homelessness" will begin Fall 2005; focus on chronic homelessness; suggested that someone from city be on advisory committee.

Joseph's House Permanent Housing Program requires a full environmental assessment; program remains at an impasse with city per remarks of Tracy Neitzel directed at city personnel in attendance; program has support of Senator Bruno; Neitzel stated that plan was not consistent with Con Plan goals.

Mention of upcoming fundraiser (6/12) to support homeless and poverty services in Troy.

10 year strategy discussed to target chronic homelessness; decrease dependency on shelters; Troy typically has 100 homeless people throughout city but not all originating in Troy; many are not physically or mentally fit to live outside shelters.

"CHAPS" program Unity House- 70 individuals; 30 make up families who were previously homeless; relies on HUD and other sources of private funding.

Waiting list exists for those wishing to reside in OMH-licensed housing per Kirstein DonVito; has much more data available at our request.

64 apartments are currently OMH licensed in Troy; Rensselaer County has best mental health system in Capital District; positive relationships exist between county and service agencies

30-35 families are homeless everyday in Troy and reside in motels, shelters, etc.

Penn State article regarding homelessness and housing was referenced; V has copy of this article

APPENDIX C

PUBLIC MEETING MINUTES

Troy HUD Consolidated Plan

Meeting: 7 PM, March 21, 2005 at W.K. Doyle Middle School

Subject of Meeting: Public Meeting #1

Attendees: Roger H. Murman and Mike Brown (Fraser and Associates); Viestarts Zubkovs (City of Troy); Jeff Buell (City of Troy); Bob Armet (City Council); Steve Couse (Troy Record); Jim Carras (Troy Record); Residents: Janet Roberto, Marcie and Mr. Haskell, Marcee Pascarella, Chris Davey

Questions raised as a result of RHM's program introduction/outline

Why wasn't the City Council or the public invited to the focus groups? The focus groups represent a broad range of input from individuals/organizations involved in the particular focus topic. They represent a focused starting point for discussing needs, constraints, opportunities and possible strategies and comments on the particular topic.

Are the outcomes/recommendations of the focus group meetings dominated by the participants of the focus groups? No, the recommendations include the planning dept/consultants evaluations of the statements of the participants in the focus groups.

What is the process, the time schedule, is it presented to the City Council, who makes the final determinations on the plan? The process then presents this information to the public through these public meetings for discussion and comment. The process then presents the draft plan to the City Council for a 30 day comment period and a public hearing. The plan is the adopted by the City Council prior to submission to HUD. The due date for submission to HUD is May 15, 2005.

How do the recommendations for the focus topics relate to the experiences and needs of the neighborhoods?

- a. Neighborhood Livability issues:
- b. Weed and Seed" grant in No. Central neighborhood has had problems that need to be better controlled for the benefit of the neighborhood
 - i. Poor management
 - ii. No. Central center at Douw and 6th Ave (former Lenco's store) pays \$1,000 rent, poor exterior appearance even after previous extensive bldg rehab, sits empty most of the time. Need more police walking the beat.
 - iii. Community policing –worked better before, needs improvement. Need more direct police involvement, not sitting in the new substations.
- c. Civil enforcement – (point system) – takes a long time to add up points before problem building is closed. **How can the process work better?**
- d. Targeted code enforcement – each neighborhood needs their own dedicated code enforcement office and community police officer
- e. Funding is not recommended for **absentee-owner** buildings (part of cost of doing business), grants proposed only for owner-occupied low-mod income buildings)
- f. Support special projects that increase pride in the neighborhood.
- g. How will trash, garbage, litter, other adverse neighbor or tenant impact problems be better addressed?
- h. Agency run youth/day care programs – need better accountability. Grant funding should not go to funding Exec. Directors, should go to the individuals actually providing/implementing the services. Agencies should provide complete financial statements regarding their organization at the time of grant application and details on how the program will be funded! For a program to be funded, their needs to be significant financial benefit to Troy low-mod income residents, above what otherwise would be provided. (City is currently asking currently funded agencies to provide these details.) (Assume everyone participating has to pay something. Evaluate programs on the same terms for better evaluation.)
- i. Investigate requirements of S Troy Boys & Girls Club property sale.

- j. Economic Opportunities Issues:
- k. Well funded existing projects – do not need additional funding.
- l. What is “land banking”? City acquiring property for development and/or resale
- m. Businesses downtown do not provide many job opportunities and/or pay low wages.
- n. Downtown as a 24 hour environment??
- o. Not-for-profits such as schools, hospitals are the largest employers, but do not contribute to the tax base. The concentration of other not-for-profit agencies in Troy compounds the problem, taking up significant, valuable for-profit space.
- p. Housing Issues:
- q. What is “de-densification”?
- r. It is a significant fact that Troy is now 58.3% low-mod income.
- s. Discussion of Section 8 and public housing.
 - i. Section 8 assistance is necessary, but discussion of when does it work and not work to the benefit of the residents and the neighborhood?
 - ii. Public housing discussion – brief discussion of policing, federal housing requirements of requirement to be employed unless exempt,
 - iii. Discussion of project based Section 8 and high rents and the high density of Section 8 housing in Troy
 - iv. Discussion of Section 8 and special housing rents and the high density of facilities in Troy
 - v. Brief discussion of ADDI and Section 8 – needs more analysis work
- t. Improve vacant building/in-rent tax foreclosure sale of properties process and outcomes.
- u. Train Fire Dept., as well as Code Enforcement, personnel in code enforcement. There will be an increased need to use Fire Dept. for inspection services, especially if HUD funding is cut.
- v. Homelessness and Poverty Services Issues:
- w. Is the City accepting what special interest providers indicate is the correct approach to solving the problems? Brief discussion of special provider interests
- x. What is “HMIS”?

2. Presentation of Priorities :

RHM discussed listed priorities identified by participants in each focus group; discussed that priorities are HUD-fundable recommendations.

Priorities caused many to comment on points and questions already addressed.

Troy HUD Consolidated Plan

Meeting: 7 PM, March 23, 2005 at AME Zion Church, 189 5th Avenue, Troy

Subject of Meeting: Public Meeting #2

Attendees:

Roger Murman and Mike Brown, Fraser and Associates

V. Zubkovs, City of Troy

Thila Bell, So. Lansingburgh Association

Tina Urzan, No. Central Association

Bob Armet, City Council

Ralph and Marcie Haskell, Trojans for Troy

Marcia Pascarella

Kai Henderson

Marion Field

Jack and Claudia Mahoney

Gerri FitzGerald

Michele De Lar

Anna Cappabance

David Saebrig, City of Troy

Charlena Kees

Winnie Dukes

Rev. Linda Thornhill, Pastor, AME Zion Church

Roger discussed program overview, how, why, where, when, etc.; discussed goals, outreach, preliminary priorities directly reading from hand-out provided to all attendees.

V discussed CAPER and that it refers to prior year.

Roger spoke of President Bush's proposed plans for HUD and that funding cuts could result should Congress approve his plan to move CDBG funding to Dept. of Commerce; discussed Mayor's outreach initiatives, neighborhood meetings, and focus group make-up.

3 attendees asked what "land-banking" means. Roger responded- means assembling parcels of land to make larger tracts available for redevelopment.

Roger discussed that plan was only preliminary at this stage; that these neighborhood meetings will assist the development of the final plan to be adopted by the City.

Bob Armet thanked Roger for the hand-outs, noting they were not available at the first meeting.

Kai Henderson asked how brownfield and Hoosick St. plans fit into the Con plan. V discussed that Hoosick St. had no CDBG component at this time; brownfield projects are funded from different sources; discussed other sources that are separate from CDBG but that do assist Troy; V responded that economic development funding is a component of the CDBG funds; primary focus is to use Economic Development funding in Downtown.

Kai Henderson asked about using CDBG funds for business development.

Marcie Haskell asked why other city employees and department heads were not at the meeting; is not happy that citizens were not involved in focus groups; asked for explanation about Fraser's compensation to assist with the plan's development; firmly stands for residents to be beneficiaries of bulk of majority of HUD funds.

Janet Roberto questioned City's public participation plan; discussed the plan and that minutes must be taken as per the plan's guidelines; discussed that funds should be exclusive to the needs of residents in particular those with housing needs and neighborhood cleanup needs; remarks were supported by Marcia Pascarella.

Marion Field discussed that in addition to CDBG funds, other funding sources are available; supports the city's desire to hire a Grant writer; discussions were random in the sense that a Grant writer is something that should be paid for with CDBG funds and should be a major Con Plan priority.

V discussed that HOME funding would remain available and that would be significant in securing funds for homeowners and neighborhood groups.

Roger went over the HUD funding and associated funding amounts; discussed HUD mandates related to low to moderate income households.

Discussion about code enforcement and the need for better city practices in code enforcement; Bob Armet discussed his support for zero tolerance in code enforcement; discussed the benefits of the Troy Fire Department participating in code enforcement assistance.

V discussed absentee landlord matters.

Marcia Pascarella discussed the deplorable conditions in her No. Central neighborhood, the worst they have been in the 50+ years she has resided there; discussed Community Police not helpful, city Code Enforcement as very helpful; discussed neighborhood groups for housing and community enhancement programs as not caring and that monies provided to these organizations were abused; this was supported by Janet Roberto and Marcie Haskell (Trojans for Troy).

Marcie Haskell discussed unhappiness with the city in terms of addressing residential needs; stated that her neighborhood needed to be helped; referred to her neighborhood as a district.

A question was raised regarding how City can address sidewalk conditions and the resident can be helped by the city. Rev. Thornhill spoke of her experience w/city sidewalk program and how city helped some religious owners but not hers (AME Zion Church); never got a call back from City Engineering Department about her request for sidewalk repairs.

V spoke of how focus groups addressed the sidewalk program problem.

Rev. Thornhill discussed income eligibility issues and that they are defined well enough regarding LMI; programs should be available to those just above the 51% threshold.

V spoke of how funds are dispensed to LMI residents and that historically they have been reserved for LMI applicants.

Discussion returned to that in support for hiring a full-time grant writer to address all of the city's grants needs; programs available in the past should be resurrected.

A question arose about lighting on city streets and why some lights have not worked in years; can funds be used to repair these lights? Bob Armet stated that NIMO has been lax in addressing the light problems.

Rev. Thornhill inquired about the repercussions should HUD cuts actually be made; how will a 30% reduction over 5 years affect the city? V and Roger discussed that priority programs will receive available HUD funds.

A question was raised on how administration fees will be taken from the proposed \$2.5 million made available; will funds be available for housing interior programs as well as exterior? Paint program was discussed and how it was crafted by the CEO to address elderly homeowner painting needs.

Rev. Thornhill discussed that grant programs and information need to be made more available to residents.

Bob Armet agreed that City's response and communication to inquiring residents need to be improved.

Jack Mahoney discussed Section 8 program; rents are set and sometimes too high for the tenant.

V discussed numbers of residential vacancies on tax rolls and that homeownership should be encouraged for city renters.

A resident discussed needs for grant programs to assist potential homeowners; current programs are misleading; V spoke of city training programs for first-time homeowners in the city.

Rev. Thornhill asked about definition of 24 hour city; V responded with answer: city goals should include making the city more alive and how improvements to the city's image could be beneficial to making it more resident friendly 24 hours a day; spoke of city's ordinance to close businesses after midnight (ie convenience stores).

A resident asked about parking and image improvement programs and if this will be addressed in city Con Plan. V discussed initiatives to improve both the city's image and parking programs.

Troy HUD Consolidated Plan

Meeting: 7 PM, March 24, 2005 at PAC 3rd Street, South Troy

Subject of Meeting: Public Meeting #3

Attendees:

Roger Murman and Mike Brown, Fraser and Associates

V. Zubkovs, City of Troy

Marion Field

Jonathan Cassidy

Steve Potts

Claire Davis

Joe Connors

Marge DerGurahian, City Council President

Randy J. Mellentine

Carolyn Collier Skriptshak, City Council Member

Mark Wojcik, City Council Member

Lucy Larner

Stephen Muller

Jude Goldin

Jim Lewis

Paul Mayomayatto

Roger discussed program overview, how, why, where, when, etc.; discussed goals, outreach, preliminary priorities directly reading from hand-out provided to all attendees; Roger spoke of President Bush's proposed plans for HUD and that funding cuts could result should Congress approve his plan to move CDBG funding to Dept. of Commerce; discussed Mayor's outreach initiatives, neighborhood meetings, focus group make-up.

Comments made about lack of parking and transit initiatives; V discussed that focus groups discussed this problem and that HUD Con Plan would address this and available parking/transit alternatives.

A question arose about NYSDHCR Main St. grant program and why only 3rd St. will be addressed; V explained that other areas are priority but that 3rd St. downtown is close to business district and has a number of historical properties.

A question arose regarding need for better press in Troy; how downtown businesses can work with city to create better press (ie RiverSpark Center to do more media coverage).

Jim Lewis discussed city Weed/Seed program; Community Policing is good but could be better; asked about in-rem properties; disappointed with city demolition of properties; better services are needed for homeless and is highly supportive of downtown homeless facilities; supportive of city housing programs (TRIP and TAP).

Claire Davis supports Jim Lewis' comments on city demolition practices; wants more controls implemented by the city to preserve historic buildings and neighborhoods; advocates the entire city becoming an historic district; discussed a 2nd Street address which was a historic building but was ruined with vinyl siding; discussed conversation with an expert who stated that Troy has most intact historic housing stock.

Carolyn Collier discussed that residents cannot live by strict historic guidelines; advocates historic properties being preserved but not in every area.

Marion Field discussed support for city permit initiative; residents will need to speak with city engineer to get permits to ensure appropriate renovation of historic properties.

Joe Connors asked if permit system will be a city-wide initiative; supports block-by-block preservation; V stated that historic preservation guidelines do exist in Troy.

Question arose as to how Con Plan funds will be dispensed; V stated percentages for public services and administration breakdowns; spoke of HUD's criticism for Troy about TRIP's housing program/use of HUD funds; that housing is a major HUD priority.

A resident stated that CEO is now certified, as is TRIP.

A resident discussed that de-densification is laudible; don't need to make Troy an entire historic district; city needs to enforce residential preservation initiatives.

Carolyn Collier Skriptshak discussed urgency for city to be cognizant of resident's rights in terms of renovating their houses.

A resident stated that City needs to better control/enforce property preservation in terms of landmarks/historic districts; Claire Davis discussed better controls for property preservation.

Discussion about city's role to better enforce and/or propose vinyl siding laws.

V stated that 5 year plan includes initiatives to preserve historic properties.

A resident discussed people's need to respect City Engineer's position and why code enforcement is crucial in Troy.

V discussed target areas of South Troy and North Central; Troy is 58.3% LMI and most are located in South Troy and North Central neighborhoods.

Claire Davis discussed how façade preservation programs have benefited city economic development.

Steve Potts raised question as to why LMI is what it is in Troy; Jonathan Cassidy responded with his perspective; opined Troy being a "vacuum" for the needy.

A resident discussed the City's Section 8 condition; that NYC subways advertise Troy as a good place for eligible Section 8 people/families to relocate.

Steve Potts discussed his belief that Troy is a "Gold Mine" of opportunity; disappointed in the city's dependency on HUD due to high LMI percentages; waterfront is key to growth but that neighborhoods along waterfront deter visitors (boaters) from going ashore to shop in Troy.

Lucy Larner discussed status of earlier economic development plan to establish waterfront commission; original commission appointed in 1993 but was disbanded. Why? V discussed that plan is in existence but that the Mayor has not or re-instated the commission.

Jim Lewis stated that things are happening in Troy but city government lacks organization to continue this (ie economic development commission); V responded that plan is still alive and can be viewed at planning office.

A question arose regarding Section 8 housing goals; balancing decent housing for homeless and those at risk of becoming homeless should be a priority; Jim Lewis supports facilities downtown for homeless as being a good societal value; V discussed that the city has become a place where homeless from surrounding communities migrate to because of the numerous shelters in downtown Troy.

A question arose about city accountability issues; residents support better code enforcement; why is auction buying of homes for sale by the city difficult?

Claire Davis supports empty nesters initiative; cultural attractions are key to keeping empty nesters from leaving Troy.

Jim Lewis discussed RiverSpark as being underfunded and should get more funding to help promote the city better.

Paul Mayomayatto asked what the city is doing to better promote small business start-ups and retention in downtown Troy; V discussed on-going initiatives including city's assistance programs to help and keep small businesses in downtown.

Discussion about the need for the City to be sure that target areas are addressed; problems cannot be pushed to other areas once a neighborhood is rehabed.

Claire Davis discussed better code enforcement needs and better Section 8 housing controls.

APPENDIX D

PRESS COVERAGE

3/24/05 RECORD

Proposal may threaten many local programs

Community Development Block Grant could be eliminated under president's plan leaving not-for-profits floundering

By Robert Cristo
The Record

TROY — A White House proposal to eliminate the 31-year-old Community Development Block Grant program has leaders of non-profit organizations worried they might be forced to cut the services they provide in the community.

President Bush's plan to cut CDBG funding by a third and fold the popular program into his new "Strengthening America's Communities Initiative" has already been greeted with a lukewarm response from mem-

bers of both parties in Congress. Forty-nine members of the Senate, including 11 Republicans, are urging Bush to maintain full funding for the CDBG, and local not-for-profit leaders like Lansingburgh Boys & Girls Club Executive Director Joseph Manupella are hoping Bush has a change of heart.

According to Manupella, even without the possible CDBG cuts, his organization is already losing about \$30,000 in Tuition Assistance for Needy Families grants and \$27,000 from federal delinquency prevention

programs.

In 2004, the Boys & Girls Club received more than \$10,000 for its Latchkey program, but is asking for \$25,000 this year.

"We've already been losing money for the last 15 years. ... It's terrible and it's going to kill us," said Manupella. "We've got kids with one parent

and social needs and he's (Bush) cutting the money out.

"Losing the CDBG money is like the nail in the coffin for us," he added.

Manupella said if something isn't done to bridge the financial gap, it

could mean cuts in programs, hours and possible layoffs of some of the agency's four full-time and seven part-time employees.

The club serves about 150 children, is open six days a week and offers a myriad of programs centered on athletics, tutoring, homework assistance and computers.

In addition, the club offers after-school programs, provides hot meals and keeps youths off the street and out of trouble.

See PROGRAMS, A5 ►

To me, it's abhorrent to hit the people at the lowest end of the economic spectrum.

Chris Burke
Unity House

History in Troy.

Is to be done

JTS
ISM

Call

orthwestern
in is a bit like

s the senior
ae-run hospi-
As the only
t the facility,

there is a constant demand for his ministerial services at outlying satellite bases. He regularly is helicoptered in to celebrate Mass or administer the sacraments to soldiers serving in places such as Qa'im and Hit.

He is especially welcomed by an isolated Marine unit of Mexican-American reservists from Texas, most of them Catholic, who refer to themselves as Chico Company.

Occasionally services are interrupted by an incoming rocket. Hoak dons his flack jacket and protective gear while traveling, but not during Mass. He wears his brown, hooded Franciscan

See PRIEST, A5 ►

Trust fund insolvency dates change

The Social Security trust fund will go broke a year earlier than predicted last year while the Medicare fund gains a year, according to the annual estimate by the Social Security trustees.

Estimated income and cost rates, 2005-2045
(as percentage of taxable payroll*)

		Income rate		Cost rate	
Social Security	2004 2005	Medicare	2004 2005		
Fund exceeds income	2018 2017	Fund exceeds income	2004 2004		
Fund exhausted	2042 2041	Fund exhausted	2019 2020		
18 percent		17.6		7.7	
		18 percent			

Social Security to go broke a year earlier than first predicted

By Glen Johnson
The Associated Press

WASHINGTON — Social Secu-

previous annual report. After then, benefits would have to be cut by more than 25 percent if

Programs: In jeopardy under president's proposal

► Continued from A1

"I've been here for 40 years and this will be the worst it's ever been," said Manupella.

Other non-profit leaders, such as Unity House Chief Executive Officer Chris Burke, say that they stand to lose about \$30,000 for the daycare program if the Bush plan is passed.

Unity House provides various services that help the homeless, mentally ill, victims of domestic violence and programs for underprivileged children.

"Unfortunately, this is another example of them (Bush administration) trying to cut the deficit on the backs of the poor," said Burke, "while at the same time there's more tax breaks for the wealthy."

"To me it's abhorrent to hit the people at the lowest end of the economic spectrum," he added.

If passed, Bush's new \$3.71 billion plan would merge CDBG with 18 other programs, all of which would be run by the Department of Commerce.

The city of Troy received about \$2.5 million in CDBG grants in 2004. The funds were used for everything from home projects (\$676,000), public and street improvements (\$657,000) and destroying old buildings, to public services like after-school

programs, senior centers, daycare and Commission on Economic Opportunity endeavors (nearly \$300,000).

At this point, Troy Deputy Mayor Dan Crawley says he's not sure where those critical funds will come from if Bush's plan is approved.

City officials count on the grants to fund the planning department and code enforcement, so if the program suddenly disappeared, they would be forced to find alternative sources of cash.

"Yes I'm worried, but they just can't take all that money away from us," said Crawley. "It hasn't even been passed yet, so I have a feeling a lot of changes will be made before it's all said and done."

However, Burke says cities should be very alarmed considering Troy stands to lose about \$500,000 under Bush's cost-cutting proposal.

"Sure, we would lose some money, but it's going to have a much bigger impact on cities like Troy which count on the money for so many different things," said Burke. "Cities across the country are going to take



Manupella

a huge (financial) hit that's going to be very harmful."

Manupella said the president's plan would also change the way organizations like his receive CDBG grants.

As it stands, the city does out the grants among local not-for-profit agencies, but if Bush's plan passes, social service organizations would have to compete for the funding through the Commerce Department.

To fight Bush's plan, Manupella says he's already touched base with the offices of U.S. Sen. Hillary Clinton, D-Chappaqua, and Rep. Michael McNulty, D-Green Island, as well as members of the Troy City Council.

Clinton and others have expressed concern over shifting the program to the Department of Commerce, because that agency's focus is not on community development or housing.

New York's senior Sen. Charles Schumer, D-Brooklyn, is uncomfortable with a plan that combines so many divergent programs that run the gambit from agriculture to banking all the way too assisting Indian tribes.

Manupella wants to hold a public meeting with other local non-profit organizations in an effort to gain support for restoring the proposed cuts in funding.

Priest: Going to Iraq

► Continued from A1

Hudson Valley Community College.

Even after he completes his active duty, Hoak hopes to hook on with a local reserve unit. He looks forward to returning to an urban ministry at St. Anthony's and perhaps using his Spanish language skills to work with the local Hispanic population.

What can we do? Holy smokes, what a great outpouring of support...

Legislature: Opposes hikes

► Continued from A1

pending — health care and education.

The Legislature has now agreed to eight areas of spending on the state budget lawmakers and Pataki hope to pass by the April 1 deadline for the first time in 20 years. Two more areas are

Funds: Are run

► Continued from A1

That label would appear to apply to Medicare, the health care program for the elderly and disabled. The trustees, who also oversee that Great Society program, noted that Medicare began paying out more in benefits than it received in taxes as of last year. They also predicted it would go broke in 2020, one year later than they estimated in 2004, but more than two decades before Social Security.

"The numbers leave nothing to doubt about the financial condition of the Social Security system," Treasury Secretary John Snow, chairman of the six-member trustees' board, said during a news conference. "The report underscores the fact that we need to do something."

Pope: Makes ap

► Continued from A1

to the public March 13, shortly before leaving the hospital.

On Wednesday, to the relief of the faithful, a notice was flashed on giant screens in the square that John Paul would give his blessing from his third-floor apartment window.

Holy Week, which culminates this Sunday on Easter, draws big crowds to Rome for the ceremonies, which until this year have been presided over by John Paul. But except for an Easter blessing, the

Proposed federal budget cuts hurt towns

By Kristin Shaw
Special to The Record

SCHODACK — Cuts in the Community Development Block Grant program will hamper existing projects here as well as plans for the future, according to Supervisor Beth Secor.

President George Bush announced the administration's decision to effectively eliminate the program in his 2006 budget.

According to the Department of Housing and Urban Development, in fiscal year 2005 New York cities received almost \$400 million in grants for affordable housing, social services, neighborhood revitalization and job development.

The president's budget would eliminate the block grant program and replace it with a new consolidated

program that would carry out the activities of 18 existing economic and community development programs.

The new program, to be run by the Commerce Department, will be funded at \$400 million less than the amount spent on block grants last year alone.

"We're going to have to look closely at the impact this may have to approvals we have already received for existing programs and grants we had planned to apply for this year, such as the money for water connections to the Village of Castleton," said Secor. "We'll confer with the Governor's Office for Small Cities to see what can be done."

Secor said the loss of block grant funding will definitely create a hardship for the town as it looks to develop

infrastructure.

The town in the past has received funding from the program in regard to housing projects on Nassau Lake, according to the supervisor. A grant to provide water lines for Schodack Landing was the first the town submitted for infrastructure improvements.

The overwhelming majority of Community Development Block Grants are for housing, said the supervisor, but awards for infrastructure and economic development are handed out.

"You have to be very competitive to get one of those latter two grants and now it looks as though we may have no chance at all," she said.

Secor said she was not surprised by the president's announcement because it comes on the heels of a

drop in funding provided by the Rural Development office. The town originally received approval for a \$700,000 grant from that agency which was cut back to \$500,000.

East Greenbush Supervisor Robert Angelini said his town applies annually for block grants, but has never received one. The town does have plans to apply for a block grant in conjunction with the City of Rensselaer for improvements to the Route 9/20 corridor.

"We have a better chance of getting a grant if we work together on a joint venture," said Angelini. "I have five grants on my desk, which I guess we'll try to tweak and see if we can get at least some money. The competition to get this type of grant was always great, and will be even more so now

with a smaller pot to draw from, but we will continue to apply anyway."

But he worries that since most block grants are awarded to areas with low to moderate incomes, the town won't have much of a chance in getting the money.

"We have never met the criteria, but we could do an income survey to see if money is warranted for particular areas of town, such as the waterfront or the more destitute areas of town," said Angelini.

The government now spends more than \$5.6 billion a year on the 18 programs scheduled for consolidation. For the new program President Bush will request \$3.7 billion, a cut of about 33 percent. Eligibility for the new program will be based on factors such as poverty and unemployment levels.

Lack of contract concerns residents

By Jack Conway
Empire News Exchange

NORTH GREENBUSH — More than 30 members of the

is our primary goal to reach an agreement and we hope it yours as well."

Tulloch later

Deeds

John Kevin Fallon and A. Conant

\$189,000.

Frantz and Linda Michel sold property at 106 Project Road,

Resident input sought for city strategic plan

Forum brings complaints that public not informed about project

By Steven S. Cause

The Record

TROY — Residents were invited to the Doyle Middle School Monday night to discuss the findings of focus groups and offer their own input as the city prepares to submit a five-year strategic plan and a one-year action plan as part of the overall Consolidated Plan for 2005-2009.

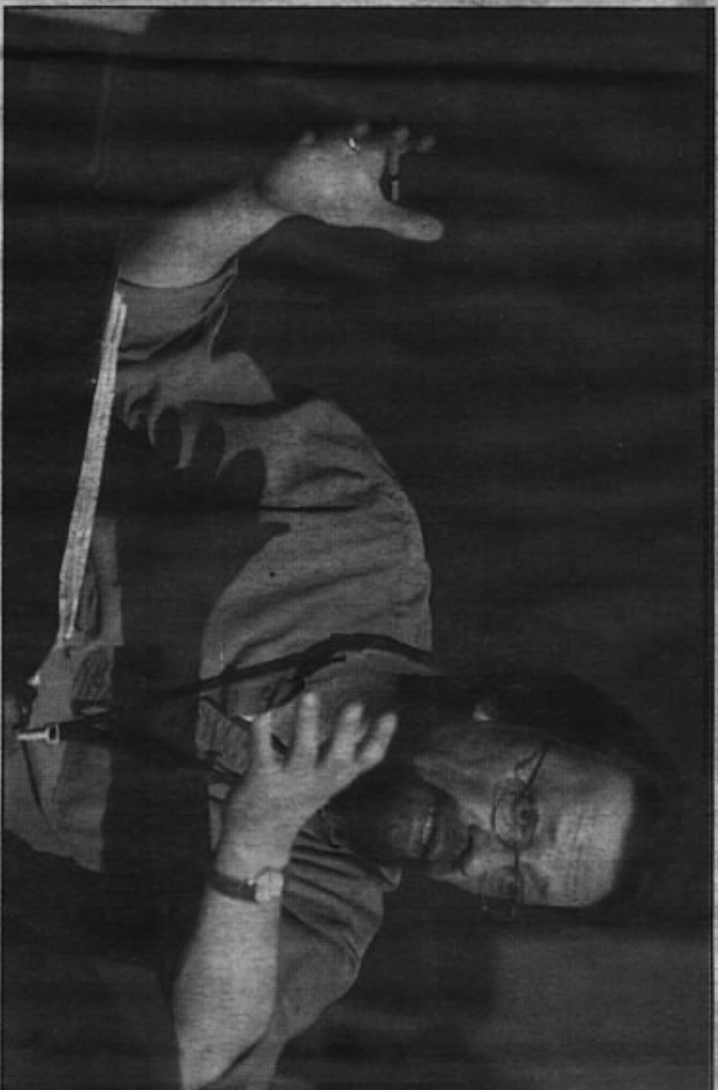
The city receives roughly \$2.5 million annually from the federal Dept. of Housing and Urban Development (HUD) through four formula grant programs.

To get these grants, city planners must develop a plan that shows how the funds will be spent over the five years. A one-year plan is also required.

Under a proposal by President Bush, 30 percent of funding would be cut from Community Development Block Grants (CDBG), and cities would no longer be designated as "entitled." Troy is an entitled city, and under the Bush plan, all cities would compete for funds, not just entitled cities.

In other words, Troy could lose a lot of grant money if the Bush plan goes through.

Roger Murnan, of the engineering and planning firm J. Kenneth Fraser and Associates, of Rensselaer, made his presentation to only a hand-



J.S. Carras/The Record

Troy city Planner Viestarts Zubkovs gives his view during a hearing for the city's Consolidated Plan, a five-year strategic plan and one-year action plan that begins July 1, during a forum at the W.K. Doyle Middle School Monday.

ful of residents and Councilman Robert Arnet.

Murnan and city Planner Viestarts Zubkovs reviewed some of the goals of the grants, as stated by HUD and some of the results obtained by various focus groups.

Arnet asked about the nature of the focus groups and why no council members were aware of them being convened.

Zubkovs told him that the focus groups were made up of people with knowledge of the topic, and that they were put together as a starting

point, with other input expected at the public forums.

"Were any council members part of these focus groups?" Arnet asked.

He and others in the audience voiced concern that they hadn't heard more about the matter, and the forum quickly deteriorated into a gripe session.

Zubkovs said that he hopes a plan is ready to

See TROY, B3 ►

The Record 3/22/05

Troy: Seeks input on strategic plan

► Continued from B1

present to the City Council at the April 7 meeting, and that the feds want to see the plan by May 15.

More public input will be sought at 7 p.m. Wednesday at the AME Zion Church, and on Thursday, also at 7, at the Polish American Club.

To learn more about the forums and the Consolidated Plan, call Zubkovs at 270-4623.

Block grants on the chopping block

Education shift in stud

President's spending plan would result in deep cuts to the program

By BRIAN NEARING
Staff writer

ALBANY — There would be big changes under President Bush's proposed 2006 budget for a long-standing program that some local governments rely on to help the poor and homeless, as well as to help pay for services like paving streets and hiring more police.

The community development block grant program would be cut by more than 30 percent, and, just as importantly, revamped into a tool for economic development rather than targeting poverty. That had some local officials and advocates for the poor worried Monday after the President's proposed budget was released.

Bush wants to remove \$4.7 billion in grants from the Department of Housing and Urban Development and replace it with a \$3.7 billion program at the Commerce Department.

Since 1974, the block grant program has gone to localities with above-average poverty and unemployment. But Bush's proposal would replace that criteria with a system in which localities would compete for the grants designed to boost economic development, with federal officials deciding where the money would be spent.

Democratic lawmakers decided

VANISHING GRANTS

Community development block grant funds have declined during the Bush administration.

	2001	2002	2003	2004	2005*	DECLINE
Albany	\$4,821,000	\$4,776,000	\$4,581,000	\$4,531,000	\$4,271,799	-13%
Colone	\$471,000	\$462,000	\$485,000	\$475,000	\$449,893	-5%
Saratoga Springs	\$463,000	\$454,000	\$455,000	\$445,000	\$421,968	-10%
Schenectady	\$3,304,000	\$3,272,000	\$3,162,000	\$3,112,000	\$2,944,598	-12%
Troy	\$2,574,000	\$2,612,000	\$2,536,000	\$2,494,000	\$2,356,680	-9%

* Proposed
Source: U.S. Department of Housing and Urban Development

the planned changes, saying they would leave cities with fewer resources to help the poor and provide basic services.

"This change would be catastrophic," said Richard Purga, acting director of development for the city of Schenectady. "If our funds are reduced, we will have to reduce services."

The city, which this year is getting about \$2.9 million in grants, is using about \$2.2 million of that for city functions such as street repairs, salaries for seven community policing officers and workers in six other city departments.

"This has got us all paying attention and losing a few winks of sleep," said Joseph Montana, director of the Albany Community Development Agency. The cut could mean a hit of about \$1.4 million to the agency, which is getting about \$4.3 million this year.

This year, the city is spending

about half its money to help low-income people buy or renovate their homes. Another \$1.8 million was divided up among more than 70 local not-for-profit groups to help pay for such things as job training, homeless shelters, affordable housing, youth programs and help for low-income people to buy or repair their homes.

"The use of these grants has changed a lot over the years," said Louis McNeilly, associate director for the Capital District Community Loan Fund, which provides loans to help support affordable housing and small businesses in inner-city neighborhoods.

"Now a lot of cities are using it to pay for things like sidewalks and police. It's not just happening around here. It's that way around the country," said McNeilly, whose program lost its \$9,000 grant this year.

New York's two Democratic senators, Hillary Rodham Clinton and Charles Schumer, and U.S.

Rep. Michael McNulty, D-Green Island, all criticized the President's proposal. U.S. Rep. John Sweeney, R-Clifton Park, did not return calls for comment.

In Schenectady, the Rev. Phillip Grigsby, director of the Schenectady Inner City Ministry, which is part of a partnership that is getting about \$120,000 in block grant funds to run a job counseling center at the Christ Family Fellowship Church on Albany Street, said that program would close without the federal aid.

"There is no way we can replace that," he said, adding that about 250 people went through the center last year. He also questioned Bush's plan to make future grants based on ranking proposals from localities. "After all, we are the blue states, aren't we?" he said.

► Brian Nearing can be reached at 454-5094 or by e-mail at bnearing@timesunion.com.

\$56 billion proposal would cut spending by 0.9 percent, boost funds for No Child Left Behind

Washington Post with staff reports

The administration is requesting \$56 billion for the Department of Education, a reduction of a half-billion dollars, or 0.9 percent, from the current spending plan.

The budget would eliminate the Perkins loan program, which provides low-interest loans to low- and middle-income college students. The budget also would end Perkins loan forgiveness for members of the armed services and Peace Corps volunteers. The budget would redirect those savings to increase spending on Pell Grants, which provide college grants to low-income students and raise the maximum award \$100 to \$4,150—the first of five annual Pell increases planned by the White House.

In all, 48 education programs would be terminated, including those providing college-readiness training to low-income high school students and federal vocational education initiatives that the White House said are not performing well or duplicate other federal efforts.

Some of the savings would be used to increase spending in several

TROY TOWN HALL MEETING

S. Troy residents seek relief from crime, pot holes

Teen: 'I'm afraid to walk on the streets'

By Steven S. Couse

The Record

TROY — Just as he had done the past two weeks, Mayor Harry Tutunjian invited the public to gather Monday evening and give him feedback on the job he is doing.

The third town hall meeting was in the cafeteria of School 12 on First Street in the south end of the city.

The tone of the meeting was more contentious than the other two as residents immediately began complaining about crime.

"I'm afraid to walk on the streets," said Felicia (no last name given), 16, from First Street. "My boyfriend walks me home every night. He's afraid to let me go alone."

Many in the audience commented that they were afraid to leave their homes at night or drive through South Troy with their cars unlocked.

"I feel like I live in a ghetto," one woman said.

"Are we supposed to shoot them?" another resident asked the mayor after telling him about the thugs that threaten him regularly.

Others complained that the curfew laws are not being enforced and that police are not as aggressive as they

could be to arrest drug dealers.

After hearing several residents tell their stories about the criminal activity going on around them, the mayor responded.

"We all agree we need more patrols," he said and nodded to Police Chief Nicholas Kaiser.

Kaiser defended the police and stated figures showing that arrests are up. He said some of the comments about police inaction were "not accurate" and offered to work with the community.

Pam Belschwinder of Second Street described some of the neglected properties near her home and pleaded with the mayor to do something about absentee landlords from out of town.

"I don't think we're giving anyone a break," Tutunjian responded when it was suggested that code enforcement officers were not watching properties closely enough.

"Every week, we're looking at properties," City Engineer Russ Reeves told Belschwinder. "We have a formal methodical program addressing this."

Reeves told her 27 properties have been addressed recently, but another resident suggested 10 times that number would be more appropriate.

The mayor reminded the audience that he has only been in office for a year and that properties cannot be taken by the city until taxes have been unpaid for three years.



J.S. Carras/The Record





He said his staff has been tearing down buildings, changing the language in real estate contracts and retaking properties when possible.

"That's the message, 'We're not gonna take it anymore,'" Tutunjian said.

When the issue of snow removal was raised, Commissioner of the Department of Public Works Robert Mirch explained the particulars of a snow emergency and handed out his card for residents to call.

"I stand out there with a \$20 bill" trying to get the attention of a snowplow, a resident complained.

See MAYOR, B3 ►

Mayor: Responds to residents

► Continued from A1

"We'll stop for \$5," Mirch shot back.

When it was suggested that Mirch drive his car around South Troy and experience the damage caused by potholes, he said Monday was the first day in weeks that the city was not doing snow removal and was now focusing on potholes.

"I'm driving a four-wheel drive down here and my back is killing me," he said.

Councilwoman Carolin Collier, whose district includes parts of South Troy, said she wasn't surprised to hear a spirited exchange.

"I'm from South Troy," she said. "You tell it like it is."

"It was a vocal crowd committed to their neighborhood,"

Tutunjian said of the turnout. "It's our job to respond and find the areas we need to work more on."

APPENDIX E

SUMMARY OF ECONOMIC DEVELOPMENT

STRATEGY FOR NEIGHBORHOODS AND

WATERFRONT,

DRAFT PLAN REPORT

**SUMMARY OF ECONOMIC DEVELOPMENT STRATEGY
FOR NEIGHBORHOODS AND WATERFRONT
DRAFT PLAN REPORT**

CITY OF TROY

APRIL 8, 2000

South Troy Industrial Park Capture “Spillover” from Rensselaer Technology Park

low absorption rate - environmental, flood plain, geotech
issues may be reason.

Lack of City gateways and under-utilization of Hudson River - need
improvement

South Troy Industrial Road

Too much older poor-conditioned properties that do not meet
needs of market and not feasible for private sector to develop with
substantial grant funds (?)

The significant number of older, mixed use and multi-level
manufacturing buildings actually hurt tax base because of low value.

Channel college’s building/housing needs to existing buildings, especially
in downtown

Poestenkill developed as San Antonio “Riverwalk” Type ...

Top Industry Clusters in Capital District	Employment <u>Number</u>	Number <u>Establishments</u>
1. High-End Services Cluster	92,782	3,086
80. Health Services		
8060 - Hospitals		
8050 - Nursing Personal Care		
73. Business Services		
7370 - Computer Data Processing		
7374 - Data Processing, preparation		

**SUMMARY OF ECONOMIC DEVELOPMENT STRATEGY
FOR NEIGHBORHOODS AND WATERFRONT
DRAFT PLAN REPORT**

CITY OF TROY

APRIL 8, 2000

	<u>Employment Number</u>	<u>Number Establishments</u>
82. Educational Services		
8220 - Colleges and Universities		
8210 - Elementary, Secondary Schools		
81. Legal Services		
2. Information Technology/Knowledge- Based Cluster	38,155	2,218
87. Engineer and Management Services		
8730 - Research and Testing		
8710 - Engineering and Architecture		
63. Insurance Carriers		
6320 - Medical, Service and Health		
6330 - Fire, Marine and Casualty		
48. Communication		
4810/13 - Telephone Companies		
3. Distribution/Transportation Cluster	22,854	1,473
50. Wholesale Trade - Durable Goods		
5080 - Machinery Equipment and Supplies		
5040 - Professional and Commercial Equipment		
51. Wholesale Trade - Non Durable Goods		
5140/49/41 - Groceries and Related		
42. Trucking and Warehousing		

**SUMMARY OF ECONOMIC DEVELOPMENT STRATEGY
FOR NEIGHBORHOODS AND WATERFRONT
DRAFT PLAN REPORT**

CITY OF TROY

APRIL 8, 2000

	<u>Employment Number</u>	<u>Number Establishments</u>
4. Indigenous Manufacturing Cluster	10,977	184
35 - Industrial Machinery		
34 - Fabricated Metal Products		
39 - Stone, Clay and Glass Products		

*NYS Department of Labor 1966 - 2006 in MSA - projects greatest occupation (job) growth in computer operators, lawyers, teachers, health practitioners, food/beverage and decrease in administrative/clerical support
(P 95)

2. IT/Knowledge-Based: most critical factor is education
40% of positions in IT/Knowledge-Based require high school diploma
shift to 62% of positions will require 1 to 3 years of college education.

SOUTH TROY WATER-RELATED/DEPENDENT INDUSTRY

Maritime

Chart of SIC's on P. 105 in Troy

Potential Growth in South Troy Waterfront as "light commercial"
(tourism and recreational uses and "passive amenities".

APPENDIX F

SUMMARY OF THE CITY OF TROY'S SOUTH TROY WORKING WATERFRONT REVITALIZATION PLAN: COMMUNITY PROFILE

**SUMMARY OF THE CITY OF TROY'S
SOUTH TROY WORKING WATERFRONT REVITALIZATION PLAN:
COMMUNITY PROFILE**

SEPTEMBER 15, 1999

**PREPARED BY:
RIVER STREET PLANNING & DEVELOPMENT, LLC**

TABLE OF CONTENTS OF FULL REPORT:

Introduction	1
I. Regional Setting	7
II. Topography and Geology	9
III. Developmental History	11
IV. Planning Initiatives	16
V. Demographic Trends	24
VI. Land Use Characteristics	32
VII. Economic Profile	36
VIII. Housing	43
IX. Government Characteristics	49
X. Infrastructure and Technology	56
XI. Transportation	60

MAPS INCLUDED IN FULL REPORT:

(A) City of Troy – Regional Setting	74
(B) City of Troy – Arterial/Collector Roads	75
(C) Priority Bicycle/Pedestrian Network in Rensselaer County	76

LIST OF TABLES IN FULL REPORT:

TABLE V-1: POPULATION TRENDS 1980 – 1999 1980 and 1999 Data: US Census Bureau; 1999 Estimates: Claritas Inc.	25
TABLE V-2: AGE PROFILE 1980-1999 1980 and 1999 Data: US Census Bureau; 1999 Estimates: Claritas Inc.	27
TABLE V-3: EDUCATIONAL ATTAINMENT LEVELS, 1990 US Census Bureau.	28
TABLE V-4: INCOME CHARACTERISTICS 1990 – 1999 1990 Data: US Census Bureau; 1999 Estimates: Claritas, Inc.	29
TABLE VII-1: RENSSELAER COUNTY – 10 LARGEST EMPLOYERS Rensselaer County Bureau of Economic Development & Planning.	37
TABLE IX-1: DEMOGRAPHIC COMPARISONS, NYS CITIES 1990 Data: US Census Bureau.	50
TABLE IX-2: TAX BASE COMPARISONS, NYS CITIES	51
TABLE IX-3: CURRENT OPERATIONS BUDGET PER CAPITA COMPARISONS, NYS CITIES	53
TABLE IX-4: REVENUE PER CAPITA COMPARISONS, NYS CITIES	54
TABLE XI-1: CITY OF TROY – ROAD JURISDICTION Capital District Transportation Committee.	60
TABLE XI-2: CDTA ROUTES AND RIDERSHIP IN TROY Capital District Transportation Committee.	62
TABLE XI-3: JOURNEY TO WORK DATA, 1990 CENSUS US Census Bureau.	68
TABLE XI-4: PRIMARY VEHICULAR FACILITIES IN TROY AND VICINITY: AVERAGE ANNUAL DAILY TRAFFIC (AADT) NYS DOT Planning Data Production Group	69

SUMMARY OF REPORT:

The report under examination is the City of Troy: South Troy Working Waterfront Revitalization Plan: Community Profile, dated September 15, 1999 and prepared by River Street Planning and Development, LLC. A large portion of this 76-page report must have been the original text for the *2003 City of Troy Comprehensive Plan: Community Profile/Existing Conditions Report* as more than half the report has been duplicated word for word. However, unlike the *Comprehensive Plan*, most of the statistical information for this report came from the 1980 and 1990 census (v. 1990 and 2000 census) with 1999 estimates prepared by Claritas, Inc.

In this summary report, I will convey only new information or information that was placed in a subsection of the above-referenced summary report and should have been more prominently defined as it may be important to the preparation of the 2005 HUD Consolidated Plan.

The report is divided into 11 subsections:

- (I) Regional Setting – duplicated in the Comprehensive Plan
- (II) Topography and Geology – duplicated in the Comprehensive Plan
- (III) Development History – duplicated in the Comprehensive Plan
- (IV) Planning Initiatives – *new information*
- (V) Demographic Trends – duplicated in the Comprehensive Plan
- (VI) Land Use Characteristics – duplicated in the Comprehensive Plan
- (VII) Economic Profile – duplicated in the Comprehensive Plan
- (VIII) Housing – duplicated in the Comprehensive Plan,
- (IX) Government Characteristics – duplicated in the Comprehensive Plan,
- (X) Infrastructure and Technology – *partial duplication*
- (XI) Transportation – *partial duplication*

It also contains 3 full-colored maps:

- (A) City of Troy: Regional Setting,
- (B) City of Troy: Arterial/Collector Roads and
- (C) Priority Bicycle/Pedestrian Network in Rensselaer County.

As in the *Comprehensive Plan* summary, I have added a “List of Tables” for your convenience.

The Working Waterfront Revitalization Plan states that it “seeks to examine a broad range of demographic, land use, environmental, transportation and economic issues facing South Troy and the City.” Specific elements include:

- (1) a detailed inventory and analysis of the entire study area,
- (2) a regional economic and market analysis,
- (3) feasibility and cost-benefit analysis of a range of redevelopment scenarios,
- (4) schematic designs,
- (5) a financing, marketing and management plan,
- (6) environmental investigations and remediation planning,
- (7) action plan development, and
- (8) the accomplishments of a comprehensive citizen participation process and consensus building effort.

The operative word here is “states” as this focus of this plan is not entirely South Troy and the waterfront; it is a community-wide profile of the City. However, this plan does clearly and in eloquent detail enumerate all the grants, programs and studies taken on by the City to improve its quality of life in the present and into the future.

The introduction states that the *Revitalization Plan* “builds upon the *21st Century Waterfront Plan* commission in 1993 by the City of Troy with funding from the Hudson River Valley Greenway. Since the publication of *21st Century* plan, the City realized that the presence of environmentally contaminated sites, unanticipated and unplanned acquisitions of land, transfers of ownership and subtle changes in land use may impede the redevelopment envisioned for the waterfront.” It also states that “this plan seeks to address those obstacles by outlining the preferred future land use pattern for the South Troy neighborhood, recommend regulatory reform and specific projects to achieve its objectives:

- enhanced quality of life for the residents of South Troy;
- improved public access to the waterfront;
- more jobs from growing existing businesses and attracting new ones;
- improved transportation, planning and zoning strategies;
- environmental clean-up and reuse of currently unproductive lands;
- stronger economy and increased tax base from new investment in improved property.”

South Troy’s waterfront is approximately 265 acres. It is bounded by Congress Street to the north, the Town of North Greenbush to the south, the midpoint of the Hudson River to the east and Second Street to the west. Nearly half of the area has viable businesses, deserted buildings and vacant or underutilized lands. It is located in a NYS Economic Development Zone (EDZ), adjacent to a Federal Enterprise Community (EC) and includes brownfield sites, a county-owned industrial park, a jail, a college, a museum, a struggling urban neighborhood and major industrial ruins. It lies on the Hudson River – recently designated an American Heritage River by the federal government – and has access to the interstate highway system and a rail freight line.

The City of Troy has been awarded more than \$300,000 in grant support to undertake this redevelopment:

- \$185,000 grant from the NYS DOS’s Local Waterfront Revitalization Program (LWRP) for the preparation of a citywide profile, study area profile, economic research and action plan;
- \$70,000 grant from the Transportation and Community and Systems Preservation Pilot Program to evaluate the impact of transportation and environmental issues on the surrounding neighborhood and support of community participation efforts;
- \$50,000 grant from the Niagara Mohawk Power Corporation for economic research and a marketing plan for the study area;

- Nearly \$200,000 in local matching funds from The Sage Colleges, Rensselaer Polytechnic Institute (RPI), Rensselaer County, Troy Architectural Program (TAP), Capital District Transportation Committee (CDTC) and others.

IV. PLANNING INITIATIVES:

The 1962 Master Plan of the City of Troy provided an opportunity to recognize Troy's most pressing problems: competition from merchants in outlying areas and shopping malls, upgrading commercial and retail space, improving parking and traffic flow and upgrading residential areas. The deterioration of residential neighborhoods, obsolescence of structures, high land costs, lack of developable land, traffic congestion and blighted environments were identified as chief obstacles to Troy's growth.

A) URBAN RENEWAL PROGRAMS:

The objectives of several urban renewal projects were to increase the downtown population by providing space for new, modern apartment buildings, provide ample parking and enhance the local tax base through the development of a regional downtown mall.

- *Urban Renewal Plans A&B* (1964, revised 1970): these plans resulted in the large-scale demolition of buildings between 6th and 8th Avenues downtown, the relocation of approximately 120 families and the development of large housing towers - including the now-vacant Ahern Apartments - and a number of widely spaced, featureless buildings surrounded by parking lots. The proposed north-south arterial was never built; eventually I-787 was constructed along the west side of the Hudson River.
- *Urban Renewal Plan C* (1969): an extension of Plans A&B, dealt mainly with the demolition of deteriorated buildings in the central business district (CBD) followed by the development of the Uncle Sam Mall. Plan C went through innumerable delays, changes and setbacks. Many buildings were demolished almost immediately but it would be nearly 10 years before the Uncle Sam Mall was constructed. During that time, many businesses closed or moved out altogether;
 - The Uncle Sam Atrium, a scaled-back version of the mall, was completed in 1978; the Atrium enjoyed a brief period of success, followed by a slow decline in which nearly every commercial tenant moved out;
 - Today, the Atrium has few retail occupants; it is used by the NYS DOL and other tenants for office space;
 - Upon completion of the Uncle Same Mall in 1978, Urban Renewal Plan C was again revised. The new plan recommended the resale and rehabilitation of the River and Front Street areas;
 - By the late 1980's, most of River Street, which is predominantly warehouse buildings, was rehabilitated for residential, office and commercial use.

B) HOUSING IMPROVEMENT AND NEIGHBORHOOD REVITALIZATION:

- *Initial Housing Element* (1972): was undertaken to provide a definition of Troy's housing problems. Findings indicated that Troy's problems stemmed *not from a lack* of housing but from the poor condition of much of the existing housing stock.
- *Housing Plan* (1974): a statement of the City's housing policy. Program concepts were designed to indicate the range and availability of federal programs and to show how these programs could be used to address housing problems and encourage private housing construction, rehabilitation and enhancement of all residential neighborhoods.
- *City of Troy Neighborhood Analysis* (1976): provided a common statistical summary of the City by neighborhood categories to serve as a basis for program development, evaluation and further study.
- Two non-profit organizations, *Troy Rehabilitation and Improvement Program* (TRIP) and *Troy Architectural Program* (TAP) have made significant contributions to housing rehabilitation and neighborhood improvement efforts;
 - *Troy Rehabilitation and Improvement Program* (TRIP): formed in 1968 to improve opportunities for homeownership and strengthen neighborhoods in Troy. In 1995, TRIP initiated the *City of Troy Housing and Community Economic Development Study*, a comprehensive analysis of the opportunities and obstacles confronting the development of affordable housing and neighborhood-based economic development initiatives;
 - An assessment of housing and economic development needs included in this study document has been used by the City in the development of its Consolidated Plan.
 - *Troy Architectural Program* (TAP): founded in 1969 to provide architectural and planning services to inner-city residents and businesses; has also provided services to TRIP, Unity House and many other special needs housing providers.
- In December 1994, the cities of Albany, Schenectady and Troy received Enterprise Communities (EC) designation; EC designation provides each city with \$1 million to implement neighborhood-based initiatives and offers priority consideration and access to other funding programs; it is administered by the Center for Economic Growth; Troy's EC encompasses the Downtown and part of the North Central neighborhood;
 - The Albany-Schenectady-Troy Enterprise Community is guided by a strategic plan which describes the future of the region's urban neighborhood revitalization efforts:
 - Neighborhood empowerment;
 - Job creation and training;
 - Youth enrichment and family preservation.
 - Projects funded to date:
 - A 3-year summer employment program;
 - A neighborhood outreach program;

- A youth consortium program involving CEO, Rensselaer County ARC, the Rainbow Center and the Bridge Coalition;
 - Construction of the Virtual Learning Technology Center by Education 21.
- The Junior Museum and the Rensselaer County Council for the Arts (RCCA) received separate grants.
- Between 1975 and 1994, the City of Troy received approximately \$45 million in federal Community Development Block Grant (CDBG) entitlements, averaging \$2.4 million annually:
 - 38.5% have been targeted to citywide activities;
 - 18.2% to initiatives in the low/moderate target area;
 - Downtown Troy has received the largest share reflecting the City's dedicated efforts toward downtown commercial revitalization;
 - CDBG grant allocations:
 - 41.4% housing
 - 21% public facilities
 - 16.2% commercial/industrial development
 - 9.7% administration
 - 9.6% public services
 - 2% other activities

C) DOWNTOWN REVITALIZATION:

Since the completion of its 1962 Master Plan, the City of Troy has developed numerous programs and plans to simulate downtown revitalization.

- *Downtown Troy Revitalization Program:* established a commercial building façade improvement program, administered initially by the Rensselaer County Historical Society, then by the City's Planning Department. The project plan called for the preparation of a National Register Historic District nomination and the restoration of area buildings to their original character according to the Secretary of Interior's standards. The program played a significant role in the restoration and rehabilitation of buildings along 3rd, 4th and River Streets.
- *Central Business District Parking Improvement Program and Central Business District Traffic Flow Improvement Program (1977):* reviewed previous reports dating back to the 1950s, analyzed current parking and traffic conditions in downtown and recommended various ways to meet existing parking deficiencies and improve traffic flow as a means of encouraging the economic renewal of Troy. The programs resulted in the construction of additional parking garages on Front, State and River Streets and at the Uncle Sam Mall, as well as numerous improvements to traffic circulation in the City.
- *City of Troy Central Business District Action Plan (1978):* focused primarily on the downtown area, providing progress and status reports on numerous revitalization projects including the updating of the zoning ordinance, urban renewal projects, the

downtown revitalization program, historic preservation rehabilitation, housing programs, parking and transportation improvements and others.

- *Troy – A Real Downtown: A Marketing and Leasing Study* (1988): prepared for the Downtown Council of Troy by J.W. Pfeil & Co. Inc. The Study consisted of a quantitative market study, an analysis of exiting demographic information, an assessment of Troy's physical layout and recommendations for revitalizing the downtown;
 - *Troy – An American Classic* (1990): updated the initial findings, describing the positives and negatives in Troy and documenting recent accomplishments.
- *Troy Atrium/Mixed Use Cultural and Retail Feasibility Study* (1992): was undertaken to determine if the Uncle Sam Atrium could be converted into a cultural/retail complex comprising the Troy Public Library, RCCA: The Arts Center and the Junior Museum. This study later evolved into the *Broadway Plan*.
- *Broadway Plan* retained the idea of relocating the library to the Atrium, with RCCA rehabilitating the vacant Standard Furniture buildings on River Street and the Junior Museum restoring the Winslow Building – RPI's original chemical laboratory slated for demolition;
 - The library relocation component was discontinued as it faced local controversy;
 - RCCA (scheduled for completion in early 2000) and Junior Museum are currently being developed.
- *Broadway/Waterfront Pedestrian Access Program* (1993): financed with funds from ISTEA, this four-part project is designed to reestablish pedestrian access between the RPI campus, downtown Troy and the riverfront. Components include the restoration of the RPI Approach, pedestrian access from the Approach to 6th Avenue, Broadway streetscape improvements and development of the *Broadway Landing*;
 - *Broadway Landing*: the final link in the goal of the Broadway Plan to connect town, gown and the waterfront involves improvements to the vehicular entry bridge and upper level deck of the exiting parking structure, development of a viewing platform perched 15 feet above the Hudson River sea wall, a natural motif public stairway and a year-round café (constructed as a private initiative) with outdoor seating and a sculpture garden;
 - Rensselaer County is facilitating the implementation of these projects on behalf of the City;
 - Public work on the project is expected to be complete by July 1999.

D) RECREATION, OPEN SPACE AND WATERFRONT DEVELOPMENT:

Where the City's recreation facilities were once dominated by picnic areas, playgrounds and public swimming pools, its facilities increasingly include ice arenas, tennis and basketball courts, baseball and soccer fields, golf courses and running tracks. The Hudson River is no longer considered the polluted remnant of the industrial age. Today,

the river is seen as an important recreational asset, a resource for the promotion of tourism and an underutilized catalyst for downtown revitalization.

- *Recreation/Open Space Inventory* (1973): provided a thorough analysis of recreation and open space facilities and established the statistical basis for developing a recreation/open space plan.
- *Recreation/Open Space Plan* (1974): provided a set of suggested policy guidelines for future recreation development and open space preservation including recommendations for upgrading the existing system and acquiring and developing new sites to meet existing national acreage standards.
- *Recovery Action Plan*: recommended several changes in park facilities, including closing Frear Park's ice rink and Prospect Park's swimming pool, updating and modernizing neighborhood park equipment, and adding lights to Knickerbacker Park's outdoor skating oval.
- *Coastal Zone Management Plan/Legislation* (1977): designed "to investigate the potential of an urban, industrial community for addressing coastal zone problems in the wake of its own urbanization."

D1) WATERFRONT DEVELOPMENT:

One of the earliest outcomes of Troy's recreation and open space planning was the completion of Riverfront Park in 1982. The park was constructed as part of the City's Downtown Revitalization Program and was designed to open up the waterfront as a recreational amenity and provide a dramatic landscape at a key entryway to the City. In 1989, the City erected a bandshell which has become the site of numerous outdoor performances and events, including Collar City Pops and the RCCA's annual RiverFest.

The development of the Troy Town Dock and Marina in 1990 has made Troy a destination for boaters throughout the region. This project has also stimulated additional commercial development along this section of the riverfront including restaurants, a brewpub, charter cruises and most recently, a floating gym docked at Green Island.

- *Troy Riverfront Trail Preliminary Feasibility Study* (1992): prepared by TAP and the Capital District Community Gardens, this study outlined a strategy for developing an extensive riverfront trail extending north from the County sewage treatment facility in South Troy to the Hedley Park Place office building just south of the Hoosick Street Bridge.
- *21st Century Waterfront Plan* (1993): commissioned by the City of Troy Waterfront Commission, this study identified and analyzes the City's various physical characteristics, land uses, development features, natural resources, constraints and opportunities and presented several brief but fairly detailed development scenarios that the City could pursue as well as policy recommendations related to the development of a waterfront pathway, signage, and historic resources.

With funding from a 1993 ISTEA award, the City will complete approximately three miles of the riverfront trail. Funds are currently being sought for the next phase of the project, to continue the trail 3.5 miles to South Troy. Efforts to define and implement projects that promote planning and review development proposals are on-going through the Waterfront Commission. In addition, Capital District Community Gardens, through its Gateway Initiative, is addressing landscape and other physical improvement in the areas of the six bridge entrances with plans to hold a charrette in conjunction with the RPI School of Architecture in the fall of 1999.

E) HISTORIC PRESERVATION AND GREENWAY INITIATIVES:

Several organizations, including the Hudson-Mohawk Industrial Greenway, the Hudson Mohawk Urban Cultural Park Commission and the Hudson River Greenway Council have taken the lead in protecting and promoting the natural and historic assets of the City of Troy.

- *The Hudson-Mohawk Industrial Greenway*, chartered in 1972, is a nonprofit educational corporation formed for the purpose of encouraging the adaptive reuse of commercial and industrial buildings in the five communities of Troy, Waterford, Cohoes, Green Island and Watervliet. The Greenway serves as an advocate for the preservation and re-use of historic industrial architecture at a local and state level;
 - *Hudson Mohawk Industrial Gateway City Edges Final Report: The Preservation and Utilization of 19th Century Industrial Architecture in the Hudson-Mohawk Region* (1975) outlined the significance of industrial sites throughout the region and described how their preservation could have a positive impact on downtown revitalization;
 - Preservation efforts were suggested in 3 ways:
 - The placement of sites on the National Register of Historic Places;
 - Guidance on proper maintenance to property owners;
 - The development of plans for adaptive reuse.
- *Urban Cultural Park 1984-86 Management Plan* for the Hudson Mohawk Urban Cultural Park Commission, (now RiverSpark), included project programming for the communities of Troy, Waterford, Cohoes, Green Island and Watervliet;
 - The concept of RiverSpark formed the basis of a new statewide system of Urban Cultural Park (UCP), with the four goals of preservation, education, recreation, economic development focused on labor and industry;
 - UCP plan implementation has been slow. The economic development component of the program has never been adequately funded or promoted and several theme attractions planned for key locations within the region did not materialize;
 - The RiverSpark Visitors Center is currently operated by the Hudson Mohawk Industrial Gateway under contract to the City of Troy.

- *Hudson River Valley Greenway Act of 1991*: combined the efforts of the Hudson River Valley Greenway Council and the Heritage Task Force for the Hudson River Valley, establishing a redefined Council and the Greenway Conservancy to provide direct assistance to its ten county members. The main goal was the development of a regional planning compact focused on both the riverfront and the country side immediately beyond.
 - Since the passage of the Greenway Act, the Conservancy has designated model communities in each of its ten riverfront counties. Troy was designated as Rensselaer County's community and awarded a \$25,000 grant. This funding has supported grants for riverfront park beautification projects, ISTEA grant applications, a Riverfront Trail Feasibility Study by TAP and funding assistance for the Troy Waterfront Plan.

PLEASE NOTE: Portions of the next two sections, (X) and (XI), are duplicated in the *2003 City of Troy Comprehensive Plan* and have been summarized therein. Below is new information or information that was placed in a subsection of the *Comprehensive Plan* summary report and should have been more prominently defined, i.e.: infrastructure and transportation conditions information may have been articulated in the neighborhood summaries; they were not duplicated under their subject-specific section.

X. INFRASTRUCTURE AND TECHNOLOGY:

A) WATER AND SEWER INFRASTRUCTURE:

The City is currently operating under a six-year Capital Improvement Program which addresses equipment, roads and other facilities, technology, and water and sewer infrastructure. Water system improvements have generally taken precedence over sewer infrastructure needs.

Wastewater treatment for the City of Troy is provided by Rensselaer County; the treatment plant is located in South Troy at the end of Water Street along the Hudson River. The daily capacity of the sanitary sewer system is 7 to 9 million gallons per day (MGD). Most of Troy's sewer infrastructure was constructed in the late 1800s and early 1900s. The age of the sewer lines presents a substantial challenge - pipes are cracked and deteriorating in several areas. Also, a majority of the storm sewers are connected to the system; only 5 of the 130 miles of system are currently separated.

There is no definitive plan to address the problem; however, the City recently received a \$5.7 million grant from the State of New York to replace some of the lines. Budgetary constraints are considered to be the most significant obstacle to addressing the issue.

The water plant is located in the northwest portion of the City on Oil Mill Hill Road. The source of the water system is the Tomhannock Reservoir. In total, there are 5 storage facilities, with the underground facility able to hold 8 million gallons, the elevated facility able to hold 4 million galls, and the ground facilities able to hold 5 million gallons.

Substantial replacement of the City's potable waterline system was performed in the 1960's. In 1998, the City initiated a \$5 million, citywide upgrade of the water distribution system, towers and water treatment plant.

B) TECHNOLOGY INFRASTRUCTURE:

Recently, the city coordinated with Bell Atlantic and RPI to place a fiber optic cable along River Street, connecting City Hall, the Market Block Incubator and the Rice Building - the future home of the Rensselaer Polytechnic Institute (RPI) incubator. However, the City's most valuable technology infrastructure is in their educational institutions, small business assistance programs and job training opportunities, which have substantially increased over the past ten years. The bulk of the programs are provided through Hudson Valley Community College (HVCC), Russell Sage College and RPI.

- *HVCC* offers Associate degrees in Computer Information Systems and Telecommunications Technology. These programs include advanced database management and web design courses. The school also offers a "Distance Learning" program which allows students to use the internet and email to access courses, submit homework and communicate with the instructor and other students. HVCC is regarded as one of the more technologically progressive community colleges in the SUNY system.
- *The Sage Colleges* offer a wide range of technological training through its four-year, two year and certificate programs. The college offers both four- and two-year programs in Computer Information Systems and Network Administration. Certificates in computing sciences are offered in Help Desk Management and Operations, Web Site Design and Administration, Fundamentals of Computer Science, Computing Business Applications and Computing Network Support.
- *RPI* was ranked the "fifth most wired college in the nation" in the May (1999) issue of *Yahoo! Internet Life* magazine:
 - The school offers an undergraduate and graduate program in computer science that emphasizes flexibility to enable computer science students to explore other disciplines – they also offer numerous non-credit courses to the public;
 - The school also offers an "*RSVP: Professional and Distance Education*" program which serves approximately 900 students, is available through satellite downlink centers and interactive video conferencing;
 - There are 13 masters' degrees and 15 certificate degree programs offered;
 - Recently, five courses were made available through video streaming; RPI hopes to eventually make all their courses available in this manner.
- The school has also initiated an *Incubator Program* which assists small technology-based companies:
 - Two-thirds of the companies originated from RPI, while the remaining third are from the general community;

- Current incubator tenants specialize in electronic monitoring of cell tissue, development of polymer-based fuel cells alternatives and optical communications;
- There are currently 23 companies in the program with a total of 200 employees; 10 focus directly on software or hardware development, assisting other companies in the development of computer technology, interactive media and website design;
- 80% of the participants have survived their first five years;
- MapInfo Corporation is one of the most successful companies by RPI students. The company released its first software in 1987 and went public in 1994. They now have offices on three continents, issue software in 20 different languages and employ more than 400 people worldwide.
- *Rensselaer Technology Park* is owned by RPI and governed by a standing committee of the University Board of Trustees. It is located in the town of North Greenbush along US 4. The park currently provides space to more than 40 companies and state and federal agencies. RPI utilizes the park to interact with companies to enrich both the educational experiences of its students and help the companies stay on the cutting edge of technological innovations.
- *The Lighting Research Center (LRC)* is a component of the School of Architecture. It was formed in 1998 and has grown into the world's largest university-based center for lighting research and education;
 - Its mission is to change architecture through lighting that is energy efficient and responsive to human needs;
 - LRC partners which provide financial support, include: Niagara Mohawk, Consolidated Edison, GE Lighting, Philips Lighting, the NYS Energy Research and Development Authority (ERDA) and the U.S. EPA, among others;
 - LRC is consolidating its facilities and moving to the Gurley Building in downtown Troy in spring 2000.
- *The Science and Technology Law Center at Albany Law School*, founded in 1998, recently contracted with Rensselaer County to provide legal assistance the Rensselaer County Entrepreneurial Assistance Program (REAP);
 - The goal of the program is to improve NYS's business and technology environment by educating its students on such subjects as intellectual property protection, mediation and arbitration, and to assist companies in reducing the prospect of litigation;
 - High technology entrepreneurs have been targeted for the provision of these services.

XI. TRANSPORTATION:

- The City's transportation infrastructure can be divided into six categories: (1) VEHICULAR FACILITIES, (2) TRANSIT, (3) GOODS MOVEMENT, (4) PEDESTRIAN, (5) BICYCLE and (6) WATER.
- Data and analysis was provided by the Capital District Transportation Committee (CDTC).

A-4) PEDESTRIAN:

Sidewalks are provided on most local roads in the neighborhoods in the City of Troy as well as most collector and arterial streets. Sidewalks and the high development density make walking a viable transportation option.

- The City's Sidewalk Replacement Program provides loans of up to \$6,000 to homeowners and is designated to beautify Troy's neighborhoods;
- The City has begun work on a new approach to the RPI campus from the central business district along Broadway which will provide pedestrian amenities.
- Pedestrian access will be provided along the Riverfront Trail described in detail in sub-section 5) BICYCLE, below;
- The Sage Colleges has also proposed closing First Street between Congress and Division Streets to vehicular traffic. The college envisions a pedestrian mall along the existing block as an enhancement to the campus atmosphere and has conducted a traffic impact analysis for the project.

-5) BICYCLE:

- One of the City's most prominent bicycle facilities is NYS Bike Route 9, which runs from the Green Island Bridge north through Lansingburgh on US 4. Bike Route 9 is one of only two statewide bike routes in NYS and extends from New York City to the Canadian boarder.
- The CDTC Bicycle and Pedestrian Issues Task Force convened in 1995 to determine ways in which bicycle access could be improved in the Capital District. It designated a "Priority Bicycle/Pedestrian Network" composed of:
 - existing major routes that connect activity centers,
 - may contain barriers to cycling or walking,
 - have few nearby alternatives, are accessible to residential areas and
 - have potential for use as bike routes.
- Some facilities designated for this network include: NY 2, US 4, NY 7, NY 66, NY 142, NY 378 (Troy-Menands Bridge), Campbell, Spring and Morrison Avenues and the Green Island Bridge (Map in Appendix).
- The City recently secured funding for bicycle access improvements to the Troy-Menands Bridge. Access across the Bridge would connect South Troy with the off-road

Mohawk-Hudson Bikeway. However, the bridge is being evaluated for possible replacement; therefore the City has elected not to begin construction at this time.

- *The Riverfront Trail* is a partially completed bicycle/pedestrian trail that runs along the length of Troy's waterfront between the Rensselaer County Sewage Treatment facility and an existing trail in North Central Troy between 7th and 8th Avenues at Middleburgh Street;
 - This trail, through a long-term planning and fund raising effort, will provide substantial public access to the City's waterfront where such access previously did not exist;
 - The granting of easements (C.D. Perry and Hedley Park Place) or acquisition of some properties is required for its completion as planned. An easement has already been granted by Rensselaer County and Callanan Industries;
 - The City of Troy and the Troy Architectural Program, Inc. (TAP) have made a long-term commitment to this recreational and transportation resource.

-6) WATER/RECREATIONAL BOATING:

- The City of Troy has a limited number of docking facilities for pleasure boats;
 - The largest facility is the Troy Town Dock and Marina along River Street:
 - In 1996, the Marina supplied seasonal docking to 20 vessels; only boats that were docked for more than 30 days are included in this figure;
 - More than 550 transient boats docked overnight;
 - A charter company is also based at the Marina;
 - While there are a small number of individual private docking spaces along the Hudson River in Lansingburgh, the City is currently constructing a public docking facility at the end of 123rd Street;
 - Access for pleasure boats in South Troy has been limited due to the predominance of industrial uses along the waterfront; there are currently no docking facilities for pleasure boats in this area.
- New York State does not count the number of pleasure boats that travel along the Hudson River as it has no established point at which such vessels would be counted.
 - The NYS Thruway Authority, however, counts pleasure boat traffic at the locks of the NYS Canal System which includes the Champlain Canal and the Erie Canal. Both of these canals converge at the Hudson River in Waterford:
 - Lock 1: Champlain Canal – 2,065/1996 and 2,774/1998, an increase of 34.3%;
 - Lock 2: Erie Canal – 2,089/1996 and 2,323/1998, an increase of 11.2%.
- Although it is unclear how many of the vessels passed through the City of Troy; it is clear that pleasure boating on the NYS Canal System is increasing in popularity. Given

the increase along the canals, if numbers were kept for the Hudson River, they may reflect a similar trend.

B) TRANSPORTATION PLANS AND PROGRAMS:

- Several planning and infrastructure projects are underway or will start in the next few years to improve transportation in the City of Troy:
 - The *Broadway/Waterfront Pedestrian Access* project is detailed in Section IV: Planning Initiatives at page 8, sub-section C: bullet 7;
 - Work has begun on traffic signal improvement for 12 intersections along the Second Avenue corridor between Middleburgh Avenue and 125th Street. Signals will be upgraded using \$500,000 in Congestion Mitigation and Air Quality (CMAQ) Program funds;
 - In the South Troy Industrial Park, Industrial Road has been constructed to provide access for heavy vehicles and divert them away from residential neighborhoods. Beginning in 2003, the road will be extended north to Adams Street with sidewalks and bike lanes;
 - Although a final decision on design is still pending, beginning in 2000, NY 7 from McChesney Avenue to NY 142 will be reconstructed with new traffic signals. This effort will be coordinated with NYS DOT's plans to reconstruct and expand the capacity of NY 7 from the Troy City line to McChesney Avenue;
 - Reconstruction of Vandenburg Avenue from Williams Road to Morrison Avenue and will include upgrades and installation of traffic signals and drainage improvements will take place over the next two years;
 - Summarily, reconstruction of NY 2 from 11th Street to Pawling Avenue that will include new sidewalks and curbs will commence over the next two years;
 - CDTC is conducting a Major Investment Study of the proposed I-90/Exit 8 Phase 2 Connector. This project would provide a direct highway connection between HVCC and the I-90/Phase 1 Connector in Defreestville. Construction is scheduled to begin in 2003.

APPENDIX G

SUMMARY OF CITY OF TROY

COMPREHENSIVE PLAN:

COMMUNITY PROFILE / EXISTING CONDITIONS

REPORT

**SUMMARY OF CITY OF TROY COMPREHENSIVE PLAN:
COMMUNITY PROFILE/EXISTING CONDITIONS REPORT
MARCH 25, 2003**

THE PREPARER OF THE REPORT IS NOT INDICATED

TABLE OF CONTENTS OF FULL REPORT:

Overview: Regional Context and Development History	3
1) <u>Demographic Characteristics</u>	9
Issues, Opportunities and Challenges	
Population	
Group Quarters	
Racial/Ethnic Concentrations	
Age	
Educational Attainment	
Income and Poverty Status	
2) <u>Economic Profile</u>	17
Issues, Opportunities and Challenges	
Regional Economy	
City of Troy	
Labor Force Characteristics	
Labor Force Demographics	
Retail Trade	
Cluster Analysis	
Projects Job Growth	
Economic Development Incentives	
Other Rensselaer County Initiatives	
3) <u>Housing</u>	28
Issues, Opportunities and Challenges	
General Housing Characteristics	
Characteristics of Rental Housing	
Characteristics of Owner-Occupied Housing	
Cost Burden	
Substandard Housing	
Housing Market Issues	
Housing Development Projects	
Housing Assistance Programs	
Continuum of Care	
Neighborhood Feedback	
4) <u>Real Estate Tax Base Analysis</u>	42
Issues, Opportunities and Challenges	
Troy's Real Estate Tax Base	
Tax Base Analysis	
Comparable Cities Tax Base Analysis	
Real Estate Market Analysis	

5) <u>Natural Resources and Environment</u>	47
Issues, Opportunities and Challenges	
Water Resources	
Topography and Geology	
Flood Plain	
Hazardous Materials	
6) <u>Historic Resources</u>	53
Issues, Opportunities and Challenges	
National and State Register Listings	
Other Properties of Significance	
Existing Historic Preservation Programs and Incentives	
Comprehensive Planning, Zoning and Local Ordinances	
Benefits of Historic Preservation	
Threats to Historic Resources	
Community Feedback	
7) <u>Recreational Resources</u>	70
Issues, Opportunities and Challenges	
Municipal Parks and Recreational Facilities	
Privately Owned Recreational Facilities	
Youth Recreation Leagues	
School-related Facilities	
Recent Recreation Initiatives	
Neighborhood Feedback	
8) <u>Neighborhoods</u>	78
Neighborhood Descriptions	
Lansingburgh	
North Central	
Downtown	
South Troy	
Sycaway/East Side	
Albia/Heights	
9) <u>Infrastructure</u>	126
Issues, Opportunities and Challenges	
Transportation	
Water	
Sanitary and Storm Sewers	
Utilities	
10) <u>Community Services</u>	138
Issues, Opportunities and Challenges	
Government Structure	
City Budget and Fiscal Trends	
Educational Services	
Institutions of Higher Education	
Library	
Public Safety	

SUMMARY OF REPORT:

The report under examination is the 2003 City of Troy Draft Comprehensive Plan: Community Profile/Existing Conditions Report. This 150-page report is an excellent and thorough inventory of the physical, quantitative and fiscal conditions of the City of Troy as the whole and its neighborhoods: 1) Lansingburgh, 2) North Central, 3) Downtown, 4) South Troy, 5) Sycaway/East Side, 6) Albia/Heights individually.

The preparer of this report was not indicated; River Street Planning has been credited with analyzing some of the findings. Reading through the report, one can tell that there was more than one author; the writing styles section-by-section is discernibly dissimilar. There is also a redundancy of information among the sections, data and project descriptions and projections inconsistencies between and within sections. I attribute this to its *draft* designation which means it was probably not edited.

The report is divided into 10 sections or issue areas beginning with an introductory 'Overview from a Regional Context and Developmental History'. The "overview" does not provide an executive summary or summation of the reports' contents. It describes the City's geographic location, political structure, its two regional entities - the Capital District Regional Planning Commission (CDRPC) and the Capital District Transportation Committee (CDTC) - and the City's history of development.

The 10 issue areas are 1) Demographic Characteristics, 2) Economic Profile, 3) Housing, 4) Real Estate Tax Base Analysis, 5) Natural Resources and Environment, 6) Historic Resources, 7) Recreational Resources, 8) Neighborhoods, 9) Infrastructure and 10) Community Services.

The organization of each issue area is similar in format, beginning with an "Issues, Opportunities and Challenges" paragraph that condenses the overall content of each sub-section.

The next grouping of paragraphs provide a general description of the City of Troy as it relates to the section topic, sometimes comparing the City's statistics to the Capital District Region, the Tri-County market area of Albany-Rensselaer-Schenectady counties, the Census Bureau's Metropolitan Statistical Area (MSA), similar cities within New York State and/or nationally.

The subsequent paragraphs focus more narrowly on specific subject matters, data information or programs within and in relation to the issue area.

A majority of the data came from the 1990 Census and the 2000 Census, although limited in its scope – it is noted throughout the report, especially in the Housing section, that the 2000 census figures would not be available until mid-2002; this report is dated 2003 and was not updated – and the *2000 Economic and Real Estate Market Study for the City of Troy* prepared by RKG Associates from research carried out in 1999 and 2000 for the Historic Troy 2020 Campaign.

2) ECONOMIC PROFILE: p.17

Table 11: p.18 – Rensselaer County: 10 Largest Employers (2001)

Table 12: p.19 – Unemployment Rates (1990-2001)

Table 13: p.20 – Employment by Industry (1998)

A) OVERVIEW:

- Economic trends include the declining role of manufacturing, increasing unemployment and under-employment of under-skilled residents, job loss, retail sales constriction, loss of establishments and a growth of state workers;
- The diminishing supply of blue-collar jobs and the movement of jobs and population away from the city and into the suburbs have meant fewer employment opportunities for the area's less educated workers;
- NYS Dept. of Labor notes two trends that will continue to present a major challenge to area employers and service providers: (1) an increasing skill gap between the basic skills required by employers and the ability level of the entry level workforce and (2) with an older, less skilled and more immobile labor force, central cities have higher unemployment rates than surrounding suburbs;
- Workforce development will be a critical issue if Troy is to capture a fair share of the new technology development growing regionally; the expansion of RPI's role as a leader in biomedicine and new media also represents new development opportunities;
- The largest employers in the City of Troy are in (1) Health: Seton Health and Northeast Health (Samaritan Hospital and The Eddy), (2) Education: Rensselaer Polytechnic Institute (RPI), The Sage Colleges, Hudson Valley Community College (HCVV) and (3) Government services: New York State, Rensselaer County and the Troy City School District;
- Lansingburgh supports a wide range of neighborhood businesses, the Hoosick Street/Route 7 corridor and near HVCC focuses on commercial development and South Troy remains the industrial center of the City.

B) LABOR FORCE CHARACTERISTICS:

- In preparing the 2000 HUD Consolidated Plan, the City of Troy utilized the findings from the 2000 *Economic and Real Estate Market Study for the City of Troy* researched by RKG Associates and prepared for the Historic Troy 2020 initiative – with additional interpretation and analysis by River Street Planning & Development. That report concluded that:
 - labor force supply and demand is out of balance with many city residents lacking the cognitive, numerical and communication skills required for available jobs, and
 - underscored the impact high rates of poverty has on the city, its neighborhoods and families, limiting the size of the local market, draining municipal resources, increasing private sector costs and eroding investor confidence in Troy's business climate.

C) LABOR FORCE DEMOGRAPHICS:

- In 1991, 28,700 persons were employed in the City, in 1998, that figure dropped to 27,603, suggesting that regional growth is not being captured in Troy v. the County and the Tri-County market areas of Rensselaer, Albany and Schenectady Counties which has experience increases in employment.
- Between 1991 and 1998, four industry sectors realized a net increase in employment: (1) transportation, communications and utilities (TCPU), (2) finance, insurance and real estate (FIRE), (3) retail and (4) government.
- Troy has more than 52% of its employment base in services – compared to 46% in Rensselaer County and 40% in the Tri-County area;
- The only sectors to add *establishments* in Troy were FIRE and service sector businesses, while construction and retail experience a continued decline;
- The absolute count of all business types dropped about 3%;
- The percent growth in Troy's average weekly wage at 33.3% lags behind the County at 43.6% and the Tri-County area at 43.5%; the absolute wage of \$600 appears competitive.

D) RETAIL SALES:

- The City of Troy has lost employment in the very business sectors which are experiencing the strongest growth in Rensselaer County and the Tri-County market area: business services, educational services and health services:
 - Between 1987 and 1997, retail sales went from \$289.4 million to \$372.6 million, an increase of 28.7%, well below the rate of increase in the County and Tri-County area;
 - There was an 18.9% decline in the number of retail establishments v. the county at a 4.7% decrease and the Tri-County area at .3% decrease;
 - Food and drink establishments, gas stations, and drug stores have increased while food stores, furniture, specialty shops and apparel stores have decreased;
 - Despite this decrease, retail sales of existing stores have increased productivity by nearly 60% - this suggests that existing stores are getting stronger;
 - In 1999, the estimated demand for a variety of retail goods and services was over \$233 million – of that amount, an estimate \$80 million or more may be “leaking” from Troy;
 - RKG analysis indicated that apparel, furniture and specialty retail store merchandise is where most of the leakage is;
 - Recapturing this leakage presents opportunity for expanded neighborhood and downtown retail and services.

E) CLUSTER ANALYSIS:

- According to RKG, there are 4 distinct business clusters which could be targeted for future development:
 - (1) *High-End Services Cluster*: health services, business services, educational services, legal services, membership organizations;
 - Nearly 43% of the employees and 27% of the establishments in Troy are in High End Services cluster;
 - To capitalize on Troy's existing strengths in high end services, the plan recommends targeting the health service sector and associated business services, government and educational services.

- (2) *Information Technology/Knowledge-based Cluster*: engineering and management services, insurance carriers, depository institutions, communications, real estate, insurance brokers, securities brokers, non-depository institutions;
 - Approximately 8% of Troy's employment base and 13% of its establishments are in the IT/Knowledge cluster;
 - Growth in this cluster could be realized by targeting a range of financial services, data processing, record keeping and related information technologies that are characteristic of "back-office" operations.
- (3) *Distribution/Transportation Cluster*: wholesale trade, trucking and warehousing, air transportation, transportation services;
 - About 3% of the total employment is in the Distribution/Transportation cluster; as compared to 5% in Rensselaer county and 7% in the Tri-County area;
 - While this has been a growing employment cluster in Troy, the need for vast tracts of land by distribution facilities and the corresponding traffic impacts should limit future expansion.
- (4) *Indigenous Business Cluster*: machinery and equipment fabricated metal products, stone and concrete glass products;
 - Troy is slightly underrepresented in the Indigenous Business cluster
 - This cluster has exhibited positive employment or established growth trends in Troy over the past several years, or are well entrenched in the City's economic profile; the average weekly wage in Troy for this cluster exceeds that of the County and Tri-County areas.

F) PROJECTED JOB GROWTH:

- Projected occupational increases for the Tri-County area equate to over 23,000 positions between 1996 and 2006;
- Troy should be able to realize its employment/occupation growth potential through emerging partnerships with local educational institutions and health care employers;
- Based on growth and historic capture rates, Troy could add 2,000 workers by 2006 not only in the targeted clusters, but in government, retailing, personal services and entertainment/tourism.

G) ECONOMIC DEVELOPMENT INITIATIVES:

- *South Troy Industrial Park*: Major impediments included environmental concerns and land assembly problems imposed primarily by Republic Steel's bankruptcy period and minimal cooperation by Conrail; today there are just 19 acres currently available for development as several industrial business and the Rensselaer County Jail occupy the remainder of Industrial Park lands.
- *Oakwood Business Park*: City abandoned project. Obstacles included an Article 78 proceeding over the way the SEQRA EIS was prepared.

- *Empire Zone Program*: encompasses portions of South Troy, North Central, Downtown and Lansingburgh and includes the South Troy Industrial Park. During 1998, 291 jobs were created and 14 new businesses were established.

G1) OTHER CITY OF TROY ECONOMIC DEVELOPMENT INCENTIVES:

- *Real Property Tax Abatement* from an increase in assessment based in improvements to real property for up to ten years;
- *Troy Industrial Development Agency* provides financial assistance including sales tax, mortgage recording tax and real property tax exemptions;
- *City of Troy Business Loan Fund* is a revolving loan program assisting for-profit business entities located in the City;
- *50/50 Matching Grant – Commercial Building Exterior Rehabilitation Program*: The City will reimburse up to 50% of entire façade improvement up to \$10,000 for commercial buildings, \$25,000 for River Street Warehouse Rehabilitation and \$30,000 for Broadway Corridor or Waterfront buildings;
- *Federal Enterprise Community (EC) Designation*: EC designation through HUD provided the City of Troy (along with the Capital Region cities of Albany, Troy and Schenectady) with \$1 million to implement initiatives outlined in their Strategic Plans and provided priority consideration and access to other funding programs. EC designation in the City of Troy encompasses portions of North Central and all of Downtown;
- *The Rensselaer Gateway Development Corporation Inc.* is affiliated with the Rensselaer County Chamber of Commerce. This agency identifies and secures business financing, helps individuals write business plans, locates sites for business expansion and relocation, assists with government regulatory issues and creates connections with other business assistance resources at no cost to the business;
- *South Troy Working Waterfront Revitalization Plan* provides an economic development strategy for the redevelopment of current underutilized industrial land, preliminary brownfields assessment and a transportation and land use plan for residential, commercial and recreational development in South Troy;
- *HUD Brownfield Economic Development Initiative (BEDI) Loan Fund*: In 2000, an \$8 million grant and loan resource in support of economic Development in South Troy – a joint program between the City of Troy and Rensselaer County – the BEDI provides essential, flexible, project financing and a revolving source of program income without which the initial land transactions proposed for the South Troy Working Waterfront Revitalization Plan would have been difficult to facilitate;
- *Rensselaer County Entrepreneurial Assistance Program (REAP)*: In 1994, the County was awarded a \$400,000 HUD Small Cities CDBG grant to develop and implement a micro enterprise program; in 1996, a multi-year CDBG was renewed to continue efforts in Troy and expand the program countywide;

- *Rensselaer County Business Incubator Funds*: In 1995, the County was awarded a \$1.2 million HUD Small Cities CDBG grant to create a business incubator to support the development of small businesses in Troy; funding facilitated the acquisition and renovation of the historic Market Block Building and provided start-up funding for operations; in 1996, a multi-year CDBG was renewed to continue renovations and operations.
- Two private groups have come forward to assist the City's economic development efforts and address the evolving fiscal crisis faced by the City of Troy in the early 1990's; the Troy Strategy Group and Troy Redevelopment Foundation:
 - *The Troy Strategy Group* was formed by a group of prominent Troy business professional to provide CEO leadership and assistance to the City in solving its fiscal problems. In July 1995, the Troy Strategy Group contracted with the *Center for Government Research*, a financial and management consultant, to develop the Troy Strategic Action Plan; the report identified an approach to bridging the gap between expected revenues and expenses and recommended a long-term strategy for economic renewal. The Historic Troy 2020 Campaign, funded entirely by the Troy Strategy Group, is an effort to develop a unified, strategic plan for the revitalization of greater Troy. The study, will examine trends and development in Troy and beyond the City's immediate boundaries.
 - Troy Redevelopment Foundation: comprised of major not-for-profit institution including RPI, The Sage Colleges, Seton Health Systems, Samaritan Hospital, Emma Willard School and The Eddy. In 1994, the Foundation agreed to provide the City of Troy with a \$400,000 annual grant for each of the next five years, half of which will go directly to the City's general fund. The remaining half will be awarded for educational and economic development projects. Projects funded: Congress Street improvements, South Troy Industrial Park Road, computer wiring for the Market Block and Rice Buildings and the purchase of a street sweeper.

3) HOUSING: p.28

Table 14: p. 29 - General Housing Characteristics

Table 15: p. 30 - General Housing Characteristics by Neighborhood

Table 16: p. 31 - Age of Housing Structures

Table 17: p. 33 - Subsidized Housing Inventory

A) OVERVIEW:

- Skyrocketing vacancy rates
- Decreasing homeownership rates
- Aging housing stock
- Significant concentration of subsidized housing
- Increasing rate of absentee ownership
- City's Consolidate Plan has identified 3 housing goals:
 - Maximize rate of home ownership
 - Improve quality, affordability and viability of rental housing
 - Improve residential neighborhoods as other housing goals.

B) GENERAL HOUSING CHARACTERISTICS: Analysis of Total Housing Units:

- 1990 Census figures counts 22,871 total housing units:
39.6% owner-occupied
60.4% renter-occupied
9.2% total vacant units:
2.9% vacant – *for sale*
7.2% vacant – *for rent*
- 2000 Census figures counts 23,093 total housing units, an increase of 1%
40.1% owner-occupied, a decrease of 2.6%
59.9% renter-occupied, a decrease of 4.6%
13.4% vacant unit totals:
4.2% vacant – *for sale*, an increase of 30.9%
9.2% vacant – *for rent*, an increase of 20.4%
- Types of Housing Structures by Percentages:
31.5% are two-family housing structures;
22.6% account for residential buildings with five or more units;
21.8% are single-family detached residences;
18.9% are units are located in three and four-family structures.

C) AGE OF HOUSING GENERALLY:

- Only 1990 Census figures available:
64.9% built on or before 1939;
9.0% between 1960 and 1969;
7.3% between 1950 and 1959;
6.8% between 1970 and 1979;
6.4% between 1980 and March 1990;
5.5% between 1940 and 1949.

D) CHARACTERISTICS OF RENTAL HOUSING:

- According to the 2000 Census:
 - rental housing constitutes 59.9% of the occupied housing in the City of Troy;
 - the average size of renter household is 2.13 persons per unit;
 - The medium gross rent was \$396 in 1990 – lower than the cities of Albany and Schenectady;
 - The cost of rental housing escalated at a higher rate than household income: the medium gross rent increased 24.7% (inflation adjusted) over the past decade, while the medium income increased 12.7% (after adjustment).
- Assisted (Subsidized) Housing:
 - There are approximately 2,826 subsidized housing units of which the City's elderly population occupies 37.8%;
 - The Troy Housing Authority (THA) provides a total of 1,524 public housing units in 11 subsidized housing projects;
 - THA is also the primary administrator of the Section 8 program; there are approximately 450 Section 8 units located in the City;
 - As of May 16, 2002, THS has a waiting list of 399 households for public housing units and
 - 670 households for Section 8 housing;

- THA is in the process of redeveloping Kennedy Towers, a senior housing facility. It plans to reduce to number of units to 133 from 265 units, creating 95 one-bedroom units and 38 two-bedroom units;
- The Lansingburgh Apartments is also in the process of redevelopment for senior housing; The number of units will be reduced from 96 apartments to 84 units with 7 studios, 63 one-bedrooms and 14 two bedrooms;
- The Troy Rehabilitation Improvement Program, Inc. (TRIP) provides 120 subsidized housing units to low-income residents in the North Central neighborhood. TRIP currently has a waiting list of 35 households in need of rental housing assistance.

E) CHARACTERISTICS OF OWNER-OCCUPIED HOUSING:

- Owner-occupied housing comprises 40.1% of the housing stock;
- The average size of the owner households is 2.45 persons per unit;
- The medium value of an owner-occupied home is \$84,400, an increase of 44.7% (inflation adjusted) since 1980;

F) COST BURDEN:

- Cost Burden is defined as the extent to which gross housing costs exceeds 30% of gross income, based on data published by the Census Bureau. According to 1990 census information:
 - 5,423 total households (30.9%) reported housing costs in excess of 30% of their income;
 - 2,680 total households (1 out of 2) have annual incomes of < \$10,000;
 - 15.4% of all owner-occupied households were considered cost burdened;
 - 38.1% of renter-occupied households are cost burdened;
 - 25.7% of renter households reported annual incomes of < \$10,000.

G) SUBSTANDARD HOUSING:

- A 1995 field survey was conducted by TRIP for the City of Troy to determine the general conditions of existing housing and building stock in order to establish a pattern of overall housing conditions throughout the City of Troy. They found:
 - 50% of Troy's existing housing stock to be in substandard condition;
 - the poorer quality housing and higher concentrations of substandard conditions were in neighborhoods where person of low-and moderate income occupy the majority of households;
 - Many buildings have been part of façade improvements and rehabilitation programs; these programs should be augmented by other housing programs;
 - Much of the deterioration can be attributed to deferred maintenance by property owners, increasing incidence of arson and absentee landlords.

H) HOUSING MARKET ISSUES:

- The City is losing residents faster than it is losing housing units; building permit data indicates a net gain of 458 units since 1990 yielding an excess supply of residential units – a predicted over-supply of 3000 units by 2004;
- A maximum overall percentage of housing that can be owner-occupied is approximately 48.2% because of multi-unit building stock – a maximum homeownership rate, of as much as 95.4%, could be owner-occupied;
- Troy has substantially more subsidized housing than comparable cities and a lower rate of cost burden;

- Disinvestment is occurring because the market does not support the endeavor – ie: the margins are too tight, property is not producing an adequate income stream, the market is soft and owners cannot reinvest;
- The tenant base is younger and poorer than in past decades;
- There is a direct relationship between declining incomes and declining housing quality;
- Vacant and abandoned building are a growing concern;
- Lack of a comprehensive housing improvement plan has resulted in a less than effective use of limited resources in addressing housing needs and an unproductive and potentially harmful competition among local housing providers for the City's HUD funds;
- In-rem process needs to be used as a vehicle for improving neighborhood cohesiveness and amenities: consider demolitions, owner-occupancy requirements, deeding to abutting owners;
- Over 40% of Troy's land is not taxable;
- Residential uses (34% of the land) currently provides 75% of the tax levy; Downtown uses 2% of the land and contributes 11% of the tax levy;
- The net of service costs of a taxable acre of residential land is \$365 v. \$1,532 for commercial/industrial acre of land;
- The CDBG eligible neighborhoods experience the fastest decline, high levels of blight, incompatible land uses, poor access to amenities, highest densities and lowest homeownership rates;
- City has not done a Property Assessment Revaluation since 1972.

I) HOUSING ASSISTANCE PROGRAMS:

- *Troy Rehabilitation Improvement Program* (TRIP) is a multi-faceted, not-for-profit, community-based organization dedicated to neighborhood revitalization. It provides a diverse array of housing and neighborhood services, including homeownership programs and Home Buyer Education Workshops training sessions;
- *Own a Home in Historic Troy* is a homeownership incentive program for anyone interested in buying and living in a home in downtown Troy and is sponsored by the Sage Colleges, Troy Architectural Program and TRIP. Forgivable loans of up to \$5,000 are available toward down payment, closing costs or renovations. Target Area includes residential and mixed residential/commercial properties located between Adams Street, Fifth Avenue, Federal Street and River/Front Street;
- *RPI's Homebuyer Incentive Program* offers \$5000 to qualified homebuyers who purchase a home in the neighborhoods directly north and south of the campus. RPI will also provide the closing at not cost to the buyer; no income limitations are required, however, buyers must commit to living in the home as their primary residence for five years and attend a seminar in homeownership to learn about issues surround maintenance, building codes, insurance, utilities and budgeting;
- *The City of Troy Homebuyer Incentive Program* (HIP) provides financial assistance to income eligible household in the form of deferred loan payment. Buyers must use the property as their primary residence and attend Home Buyers Club Education Services (sponsored by TRIP);
- *The Troy Architectural Program* (TAP) provides homeownership rehabilitation grants for homes purchased in Downtown and South Troy. Grants will assist income eligible household to perform necessary renovation on homes they will buy and occupy as their primary residence.

J) HOUSING REHABILITATION:

- TRIP also offers two housing rehabilitation programs:

- *The Revolving Loan Fund* is CDBG-funded and provides low interest loans for up to 30,000 for income-eligible homeowners for home improvements;
- *The Rehabilitation and Resale Program* rehabilitation properties and are then available for sale to low and moderate-income families at subsidized prices;
- *RPI's Neighborhood Renewal Initiative Program*: the college has purchased foreclosed buildings in the Hillside neighborhood of which some have been renovated and then sold; others have been demolished because they were beyond repair;
- The Commission on Economic Opportunity (CEO) rehabilitation programs:
 - *CEO Weatherization Program* improves homes of income eligible households by providing energy conservation and health and safety measures;
 - *CEO Home Repair Program* is specifically designed to prioritize repairs for the elderly, disables and other homeowners in the City of Troy area; these services provide an alternative for some homeowners that may have lost their homes because they could not afford repairs or upgrades for basic safety and comfort;
 - *CEO Housing Rehabilitation and Energy Service Program* provides weatherization, energy conservation and rehabilitation services to income qualified residents in Troy's enterprise community neighborhoods (Downtown and North Central);
- *The Owner-Occupied Homeowner Exterior Paint Program* is a CDBG-funded program which provides grants for supplies and materials. Homeowners must be income-eligible or reside with the Enterprise Community Census Tracts 404 or 407;
- *The Sidewalk Replacement Loan Program* is available to property owners in the City of Troy who are current with all taxes and water bills. Loans may be used to install new or repair existing sidewalks and curbing around their properties.

K) CONTINUUM OF CARE:

- Troy's Homeless Services Collaborative is responsible for coordinating the development of the Continuum of Care strategy consisting of homeless prevention, outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing and supportive services;
- The Homeless Services Collaborative works closely with the City to identify emerging issues and needs and to prioritize the distribution of CDBG, Emergency Shelter Grant and other funds available on a competitive basis from HUD under the Shelter Plus Care Program and McKinney Act;
- Priorities include permanent supportive housing for persons with mental illness and/or substance abuse, outreach to chronically homeless persons; transitional housing and emergency housing for victims of domestic violence without or with mental illness and or substance abuse, employment placement and training and housing-related care management;
- Homelessness has been positively impacted by the Continuum of Care approach and the Homeless Services Collaborative but ongoing support is needed to accomplish identified goals:

- Create a comprehensive, coordinated system which moves homeless persons from the street toward permanent housing;
- Create sufficient permanent and supportive housing resources;
- Provide and coordinate supportive services needed to assist homeless persons in acquiring and maintaining housing;
- Provide emergency and transitional housing option for persons who are not yet ready to live independently.

4) REAL ESTATE TAX BASE: p.43

Table 18: p.42 - Real Estate Tax Base, City of Troy

Table 19: p.44 - NYS Cities: Demographic Comparison

Table 20: p.44 - NYS Cities: Tax Base Comparison (1999)

A) OVERVIEW:

- Composition of the tax base:
 - Troy is comprised of 6,660 acres of land including right-of-ways;
 - 3,188 acres is taxable; nearly 43% is tax exempt
 - 35% total acreage is residential land, the predominant use
 - 25% total acreage is Institutional land, largely tax-exempt
 - 22% is vacant land
 - 9% is park and recreational land
 - 5% is commercial land
 - 4% is industrial land
- Full value assessments:
 - Full value assessments of real property have increased by 60 percent (inflation adjusted) since 1980; this is a slower rate of increase than in nearby cities and the rest of Rensselaer County;
 - Assessment levels declined in the later part of the 1990's; between 1994 and 1998, total tax assessments declined by 5.7%;
 - Sharpest declines were seen in South Troy (-6.6%), Sycaway/East Side (-7.2%), and Downtown (-12.5%);
 - Assessments on taxable properties have declined 6%, while non-taxable properties have increased by 1.6%. This trend may be related to the growth in non-taxable parcels (12%) v. taxable parcels (.7%) during that time.
- Tax burden:
 - The tax burden in Troy is one of the highest in the region; its tax rate, at \$14.72 per \$1,000 of assessment, is 23% higher than Albany's and 18% higher than Schenectady's;
 - 75% of tax revenue is generated from residential parcels, 19% from commercial parcels, 4% from industrial land and 1% from institutional parcels;
 - The share of revenue from industrial parcels is unusually low; this may be due to current uses of industrial land: warehousing; old and inexpensive construction; vacant/underutilized.
- Comparison of base with similar NYS Cities:
 - Troy has a similar population and density with most of the states small cities;

- The taxable valuation of the city is 37% lower than the average of the seven other cities: Mt. Vernon, Schenectady, Utica, Niagara Falls, Binghamton, White Plains and Rome; the full value per land acre is 42% lower; Troy's tax rate is slightly above the average of the other seven cities.
- Real Estate Market Analysis: several factors work against maintaining the city's residential tax base:
 - Number of households is expected to decrease by 7.6% from 1990 to 2004;
 - In 1999, the residential vacancy rate was 16%, well above the stable market rate of 3.5%; the vacancy rate is expected to exceed 18% by 2004, producing an excess inventory of 3,000 units;
 - To stem tide and improve marketability, the city must improve quality of life features, such as recreation and green spaces, streetscape and alley improvements and code enforcement;
 - Neighborhoods with higher densities and little green/recreational space have greater vacancy rates and lower assessed values per unit (i.e. South Troy/North Central).
- Industrial/Commercial Properties:
 - Troy has only 35 acres of industrial land on the market; the city has 1.29 million sq. ft. of industrial space - about 8% of total in the Tri-Market area, 44% is vacant;
 - There is 1.47 million sq. ft. of commercial/office space, 33% is vacant;
 - These two figures are well above average in the Tri-Market area.
- Several characteristics of current inventory have been identified as a deterrent to occupancy:
 - Buildings are obsolete and too costly to repair;
 - Available buildings are too small to attract prospective businesses;
 - Much vacant land is undevelopable due to topography;
 - Potential brownfields and environmental concerns require costly rehabilitation;
 - A growing lack of utilization resulting in stagnant and unproductive condition of land;
 - Lack of incentives to improve, modernize or rehabilitate properties;
 - Private site assembly of blighted property is complex and costly;
 - Visual blight from failure to maintain or improve property as required by City Code;
 - Existing lots are inappropriately sized and lack access to vehicular traffic, pedestrian traffic or utilities to allow for development;
 - Inadequate open space and recreation facilities.

5) NATURAL RESOURCES AND ENVIRONMENT p.47

A) OVERVIEW:

- Site contamination is an issue for much of the waterfront, but remediation of brownfield sites, particularly in South Troy affords opportunities for new commercial, light industrial and recreational development;
- The City's water bodies - the Hudson River, Poesten Kill, Wynants Kill, Paensic Kill, Piscawen Kill, Wright Lake, Bradley Lake and Vanderheyden Reservoir – all provide recreational and interpretive/educational opportunities;

- Improving connections between natural resources and city neighborhoods would enhance quality of life, help improve and/or stabilize property values and make neighborhoods more attractive to potential homebuyers and other investors;
- Volatile organic compounds have been discovered in the groundwater directly adjacent to the mouth of the Wynants Kill in monitoring wells; a remediation process has been initiated by the New York State Department of Environmental Conservation and Niagara Mohawk Power Corporation.

B) HUDSON RIVER:

For several years, the GE Corporation used PCBs to insulate many of its products. Between 1972 and 1977, GE obtained Point Discharge Elimination System permits to discharge its industrial wastes, including PCBs, into the Hudson River. Neither GE nor the federal government was aware of the potentially harmful effects of PCBs on the environment and human health. In 1983, EPA placed the Hudson River on the National Priorities List as a Superfund site. The following year, the EPA examined the level of contamination, the remedial alternatives and comparative impacts of dredging. It concluded that dredging was not an appropriate alternative. In 1989, EPA announced plans to reassess its 1984 decision. A final decision requiring extensive dredging in key location was issued in 2001.

C) FLOODPLAIN:

The majority of the 100-year floodplain lies along the Hudson River from the Waterford Bridge to the Troy-Menands Bridge. A flood in 1994 resulted in substantial damage to the City. The elevation of the 100-year floodplain and the City's history of flooding (in 1913 and 1936) suggest that the threat of damage to and loss of property in South Troy and Lansingburgh could be substantial.

D) HAZARDOUS MATERIALS:

Real and perceived site contamination from past industrial processes has been a major impediment to redevelopment of vacant and underutilized industrial sites. As part of the South Troy Working Waterfront Revitalization Plan, an environmental planning and research study was conducted by Sterling Environmental Engineering, PC, to evaluate and characterize the environmental conditions of South Troy. The evaluation assisted the City in identifying a preferred land use pattern and redevelopment for the waterfront area and priorities and constraints to development.

E) OTHER KEY REDEVELOPMENT SITES:

Data exists for a number of other contaminated sites in the City:

- Niagara Mohawk Manufactured Gas Plant located on the Hudson River waterfront in the North Central neighborhood
- Niagara Mohawk Manufactured Gas Plant – Area 2 and Area 4
- Niagara Mohawk Manufactured Gas Plant – Area 3
- Republic Steel
- Portec, Inc.
- Sperry Warehouse
- Jack's Auto Parts

F) BROWNFIELD REDEVELOPMENT:

The City of Troy has secured significant resources for brownfield remediation:

- *South Troy EPA Pilot Project:* In February 2001, the City received a \$250,000 US EPA Brownfields Assessment Demonstration Pilot grant for the South Troy Waterfront to complete site assessments and remediation planning, investigate legal and ownership strategies to facilitate site clean-up and redevelopment, create planning-based marketing tools, conduct extensive public involvement effort, resolve open questions about environmental quality and identify clean-up schedules and costs.
- *HUD Brownfields Economic Development Initiative:* The City and County received an \$8 million in loans and grants from HUD's Brownfields Economic Development Initiative (BEDI). This award provides \$2 million in grant funds and \$6 million in loans to facilitate land transactions, provide working capital, construction financing and public infrastructure and amenities to support economic development in South Troy.
- *North Central Environmental Sciences Training Center (NEST):* This community collaborative was created with \$50,000 in start-up capital from the City of Troy Enterprise Community Delegation and an additional \$200,000 grant from the Brownfields Job Training and Development Demonstration Pilot program to provide job training services to Troy residents, enabling them to play an active role in cleaning up their own community. This joint venture includes the North Central Neighborhood Association, TRIP, Inc. and RPI.

6) HISTORIC RESOURCES: p.53

Table: p.68 - Troy's Top 10 Threatened Historic Resources

A) OVERVIEW:

The purpose of this section is to document the City's existing historic preservation efforts, to assist the City in identifying the economic values and risks associated with historic resources and to provide information that will enable the city to evaluate whether historic preservation strategies are, or can be, more effective and productive economic revitalization tools.

This section is also intended to assist the City and the various agencies active in historic preservation, downtown promotion and neighborhood revitalization efforts in determining whether there is more they can do to capitalize on the economic development and heritage tourism potential of Troy's historic resources.

- The city possesses a significant number of historic resources and some key sites that are threatened by development or disinvestment;
- Current historic resources include 3 national historic landmarks, 7 national register-listed historic districts encompassing approximately 900 buildings, 29 buildings and sites listed individually on the National Register, 11 districts determined eligible for listing and over 40 buildings and sites that have been determined eligible for national register-listing either individually or as part of thematic resource groups;
- If the City's housing stock is to become more competitive with other segments of the local and regional housing market, the poor condition of the City's older and historic

housing stock and the deteriorated appearance of the neighborhoods will have to be addressed;

- Currently available rehabilitation tax credits and proposed historic homeowner tax credits should encourage revitalization;
- The City of Troy has secured a grant from the National Trust for Historic Preservation to conduct neighborhood meetings in order to educate residents about Troy's historic resources and provide a public process through which the protection and enhancement of those resources can be discussed and implementation techniques identified;
- In 2001, the Mayor's Historic Preservation Task Force identified the following threats to Troy's historic preservation and community character:
 - RPI expansion along 8th Street and at the eastern edges of the campus;
 - Continuing Sage college expansion;
 - Redevelopment of the South Troy waterfront in accordance with the South Troy Working Waterfront Revitalization plan;
 - Redevelopment in other areas throughout the city;
 - Ongoing situations such as absentee landlords, lack of building maintenance, arson, code violations;
 - Insufficient incentive for property owners to make improvements;
 - Badly deteriorated and/or obsolete conditions of many older and historic buildings;
 - Declining church membership that make it increasingly difficult for existing congregations to maintain their facilities, most of which are either already designated as historic structures or are eligible for designation.
- The Task Force also identified specifically threatened historic buildings:
 - Lansingburgh: Freihofer Bakery & Riverside Club
 - Downtown: Quackenbush Building
 Tavern Building
 Proctor's Theater
 - South Troy: 3, 4, 5, 7 & 8 Washington Place
 Frame buildings: south side of Ferry Street, east of Fourth Street
 Portec Building
 171 Fourth Street
 Burden Iron Work Horseshoe Warehouse
 - Sycaway: Memorial Methodist Church Hall

B) HISTORIC DESIGNATIONS:

- National Historic Landmarks:
 - Kate Mullany House
 - W. & L.E. Gurley Building
 - Troy Savings Bank & Music Hall

The Rensselaer County Historical Society is formally seeking designation of the Hart-Cluett Mansion as a National History Landmark.

- Historic Districts Listed in the National & State Registers:
 - Fifth Avenue-Fulton Historic District

Grand Street Historic District
 Northern River Street Historic District
 River Street Historic District
 Second Street Historic District
 Central Troy Historic District
 Washington Park Historic District

- Individually-Listed Buildings in the National and State Registers:

- LANSINGBURGH:

Glenwood/Titus Eddy Mansion	(Eddy's Lane)
Lansingburgh Academy	(Fourth and 114 th Street)
Herman Melville House	(114 th and First Avenue)
Oakwood Cemetery	(101 st Street)
Powers Home	(819 Third Avenue)
Trinity Church Lansingburgh	(Fourth and 115 th Street)
- NORTH CENTRAL TROY:

Kate Mullany House	(8 th St., just north of Hoosick Street)
Esek Bussey Firehouse	(302 Tenth Street)
- DOWNTOWN:

Cannon Building	(1 Broadway)
Hart-Cluett Mansion	(59 Second Street)
Ilium Building	(Fulton & Fourth Street)
McCarthy Building	(255 River Street)
National State Bank Building	(297 River Street)
Proctor's Theater	(82 Fourth Street)
St. Paul's Episcopal Church Complex	(58 Third Street)
Troy Public Library	(100 Second Street)
Troy Saving Bank Music Hall	(32 Second Street)
US Post Office	(400 Broadway)
W. & L.E. Gurley Building	(514 Fulton Street)
Winslow Chemical Laboratory	(105 Eighth Street)
- SOUTH TROY:

Burden Iron Works Site	(East of Burden Avenue)
Burden Iron Works Office Building	(Foot of Polk Street)
J.C. Osgood Steam Fire Engine Company No. 3 Firehouse	(Third Street & Canal Avenue)
Public School No. 10	(Third Street and Adams Street)
Pumpkin House	(180 Fourth Street)
Troy Gas Light Company Gas Holder House	(Jefferson Street)
- SYCAWAY/EAST SIDE:

Old Troy Hospital - West Hall	(Eighth Street)
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- ALBIA/HEIGHTS:

Emma Willard School	(Pawling & Elmgrove Avenue)
Henry Koon House	(Pawling Avenue)

7) RECREATIONAL RESOURCES: p.70

Table 21: p.73 - Recreational Organizations

Table 22: p.74 - Youth Recreational Leagues

Table 23: p.75 - School Facilities

A) OVERVIEW:

- The City of Troy manages three major parks and 19 neighborhood parks: 10 softball fields, a baseball field, 2 football/soccer fields, 2 swimming pools, 25 tennis courts, 20 basketball courts, 4 spray pools, 5 handball walls, a running track, 160 pieces of playground equipment, 2 ice rinks and an 18-hole golf course;
- In 2001, there were 27 golf leagues, 74 golf outings and tournaments, a golf clinic, 2 tennis clinics, 5 softball leagues, 2 soccer leagues, a basketball league, 6 ice skating leagues, 2 figure skating clubs, 18 tennis matches and tournaments, 4 baseball leagues, 2 pop-warner football leagues, a flag football league, 5 ice hockey camps, 10 ice hockey clubs, 2 learn to swim programs, 2 water carnivals, 98 public swimming sessions and a major road race (Turkey Trot);
- The three major parks are: Prospect Park (80 acres), Knickerbacker Park (47 acres) and Frear Park (245 acres) – a master plan has recently been completed;
- Other significant recreational amenities:
 - Poestenkill Gorge with 30 acres includes hiking and nature trails, picnic areas, parking areas and overlooks to the falls;
 - Burden Pond Environmental Park with hiking and nature trails, parking areas, and picnic areas;
- The 21st Century Fund was established with the sale of the South Troy Recreation Center and provides money for buying or improving park land in the City of Troy. To date, the City has purchased property for the development of a waterfront trail and to make improvements to the Frear Park Golf Course;
- A new \$2.5 million South Troy Recreation Center was completed in 1994; in 1997 the City accepted a proposal from the Troy Boys & Girls Club to acquire, program and operate the facility.

B) ISSUES/CHALLENGES:

- The City is interested in promoting public access to the waterfront; it is a part of any new development or redevelopment plan situated along the entire river;
- There are not enough recreation facilities and “informal” fields (baseball, softball, etc.) for younger children;
- The City’s Public Works Department is in need of a new facility; If relocated, the existing facility could be transformed into an indoor/outdoor recreational facility;
- Knickerbacker Park is in need of improvement, particularly of gateways into the park;

- The Uncle Same bikeway is in need of maintenance, repair and upgrades;
- There is a lack of playgrounds and recreational amenities in the Stowe Avenue and Emerald Greens area in the Albia/Heights; the old landfill represents an opportunity for recreational development;
- North Central waterfront area has brownfields issues and is underserved in recreational opportunities;
- Craigin Avenue Park is the site of many drug dealings;
- Hillside Playground on 10th Street has constant trash inundation; acquisition of vacant land at the corner of Oakwood and 10th Street could be used as a replacement playground.
- Ingalls Avenue Park is a pass-through from bikeway to park and is inundated with by-passer's trash and litter;
- Adams Island presents additional recreational opportunities if navigational channel is relocated west and format access across is existing channel is provided.

C) INITIATIVES AND RECOMMENDATIONS:

- The City of Troy is submitting a Clean Water/Clean Air Bond Act Fund application to the NYS Office of Parks, Recreation and Historic Preservation for the South Troy Waterfront Park and Greenspace System. The project includes the acquisition of two parcels of Land in South Troy and the rehabilitation and adaptive reuse of currently underutilized and deteriorated Rensselaer Ironworks building and the creation of a park along the Hudson River from Adams Street to Madison Street;
- The City of Troy is submitting an Environmental Protection Fund application to the NYS DOS for the South Troy Working Waterfront Implementation Strategy. The project involves the construction of key waterfront amenities and improvements including the creation of a pedestrian walkway on Canal Avenue, construction of a public boat launch south of Adams Street, and construction of two of six planned pedestrian corridors which intersect the TEA-21 funded pedestrian trail/bikeway along the Hudson River shoreline;
- The City is currently updating its Recovery Action Plan to identify overall recreation system needs, objectives, problems and opportunities related to physical facilities, service programs, system maintenance and opportunities for coordination with other urban programs. When the Plan is approved by the National Park Service, the city will be eligible to apply for Urban Park and Recreation Recovery (UPAAR) Program grants;
- Continue the implementation of the Frear Park Master Plan;
- Continue to reinvest in the parks through the Mayor's Capital Improve Program;
- Continue the development of youth programs in conjunction with Troy's Youth Services Coordinator;
- Continue to strengthen ties and develop projects with community partners;
- Continue park and pool improvements;
- Purchase vehicles and equipment;
- Increase computer usage within the Bureau of Parks & Recreation.

8) NEIGHBORHOODS: p.78

➤ LANSINGBURGH: p.78

Table: p.86 - Lansingburgh RE Tax Base Analysis (1998)

A) OVERVIEW:

- Lansingburgh is the second largest neighborhood in the City accounting for:
 - 27% of the City's total land
 - 24.9% of the taxable land
 - 27% real estate tax base – largest % among all the neighborhoods
 - 35.3% of the land is for residential use – > 80% of the real estate tax base
 - 31% of the land is for institutional use
 - 18.4% of the land is vacant
 - 8.2% is used for parks and recreation (123.6 acres; 24% of parkland citywide)
 - 4.8% of the land is for commercial use – 13.8% of the real estate tax base
 - 2.3% of the land is for industrial use – 4% of the real estate tax base
- Taxable Acreage:
 - \$177,083/acre for commercial
 - \$109,941/acre for residential
 - \$79,483/acre for industrial
- Lansingburgh is predominantly residential with highway commercial uses scattered along Second Avenue and neighborhood commercial uses concentrated in the area between 114th and 118th streets. It maintains its own school system, post office, historical society and business association;
- 1990 Census data counts 5,940 residential structures; the area accounts for more than ¼ of the City's housing stock and 74.6% of housing constructed between 1800 and 1939;
- Residential housing located in the riverfront neighborhoods are a mix of small frame structures on very small lots, mobile homes, and single, two-and multi-family houses created from former single- and two-family residences that have been modified to include more units; changes over time in zoning regulations and building codes have resulted in larger lot sizes and more single family structures located in the northern and eastern edges;
- *3 public housing facilities*: Corliss Park, Kane (Senior) Apartments and Martin Luther King Apartments; *2 senior housing facilities*: Diamond Ridge and Diamond Rock;
- *Operating Industrial Businesses*: Standard Manufacturing, Grethen-Cahrenger Memorials, Ready Fundraising and Oakwood Avenue Industrial Park;
- *Major Employers*: Lansingburgh Central School District, Seton Health, Standard Manufacturing, St. Mary's Hospital, Ross Valve, US. Post Office and City of Troy water treatment plant;

- *Sites Available for Development:* Former Garden Way facilities, Ready Fundraising (for sale), 40-acre site at the north end of Oakwood Cemetery, Former Junior Museum, Former 6.5 acre Leonard Hospital site, Former Ken Goewey Car sale lots, Powers School Building;
- *The 112th Street Corridor Study:* In an effort to promote development of a more formal “urban village” in Lansingburgh, the City will shortly undertake a planning study of the east-west 112th Street corridor and its major north-south cross routes of Second and Fifth Avenues. The study will focus on:
 - A connection to I-787 and its commercial area viability (building on the City of Cohoes Route 470 study)
 - Hudson River access (as a unique neighborhood asset)
 - 2nd Avenue commercial area
 - 112th Street corridor
 - 5th Avenue commercial area
 - Gurley Avenue/New Residential Development
- *Infrastructure and Traffic:* In addition to the 112th Street Corridor study, the city is replacing traffic signals along the Second Avenue corridor to accommodate “smart” technology. This grant-funded project includes the installation of ADA-compliant curb cuts at all intersections. Another project will result in the replacement of sewer lines along 102nd Street between 2nd and 8th Avenue and include repaving, new curbs and new sidewalks;
- *Building Stock and Conditions* have deteriorated substantially over the last decade and vary considerably from block to block. This negative trend has resulted from:
 - an aging population relocating to their housing and/or less able to care for their homes;
 - increase absentee landlords and property owners
 - lack of investment by owners
 - increasing drug activity, “crack houses” and suspicious arson
 - age of construction dated between 1800 and 1939
 - many buildings have architectural and historical significant. Unfortunately, they have been altered through insensitive modifications: additions, new windows and doors, new rooflines, installation of synthetic siding materials. While these changes represent positive investments, most were done in the 1960’s and 70’s, they are currently faded, dented, warped, scratched or dirty
 - these conditions reduce property values and make it difficult for Troy’s housing and neighborhoods to compete with regional housing.

B) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for Lansingburgh is one of preserving and enhancing its residential nature and strengthening its existing commercial development;
- Target programs to increase owner occupancy to 60%, nearer the 65% national average;
- Reuse the former Leonard Hospital and the vacant school property for either a senior/assisted living facility or for market-rate housing – Section 8 or subsidized housing should be discouraged for these properties;

- Other than infill, additional new retail development should be discouraged, particularly along the waterfront; more appropriate development should focus on upgrading existing areas and on in-fill in existing retail/service districts;
- Target redevelopment/rehabilitation efforts utilizing matching grant programs for façade upgrades; incentive programs will need expansion in order to overcome reluctant property owners to invest and overcome the perception that property taxes will increase or that it will be difficult to see a return on their investment;
- Buffers need to be developed between incompatible land uses and the North Central-Lansingburgh transition properties to halt the blighting influences;
- Future manufacturing and light industrial uses should be discouraged; possible relocation of existing users to the South Troy Waterfront industrial area should be considered;
- Disband the Oakwood Business Park proposal – incompatible land use – and consider an upscale, active retirement community;
- Consider zoning changes, in addition to selected demolition, in order to reduce densities; eliminate manufacturing as an allowable use;
- Initiate an “Adopt-a-Park” pilot program to share in park maintenance and upkeep; shared assistance could range from labor and litter patrols to annual tax deductible contributions, possibly coordinated with a matching grant program;
- Riverfront access obscured; discontinue any new retail development and either remove or relocate trailer parks/camps as a means for enhancing residential values.

➤ NORTH CENTRAL: p.88

Table: p.91 - North Central RE Tax Base Analysis (1998)

A) OVERVIEW:

- North Central is one of the smallest neighborhoods in the City accounting for:
 - 4.9% of the City's total land
 - 6.4% of the taxable land
 - 6.9% real estate tax base
 - 37.7% of the land is for residential use – > 66% of the real estate tax base
 - 24% of the land is vacant
 - 15% of the land is for institutional use
 - 11% of the land is for industrial use – 10.9% of the real estate tax base
 - 9.7% of the land is for commercial use – 15.9% of the real estate tax base
 - 2.2% of the land is used for parks and recreation (6 acres)
- Taxable Acreage:
 - \$116,772/acre for residential
 - \$105,743/acre for commercial
 - \$82,082/acre for industrial

- North Central is the city's most distressed neighborhood as evidenced by high levels of code violation, building abandonment and crime rate;
- In the 1970's the neighborhood was dramatically changed by the construction of the Collar City/Route 7 Bridge: construction of the bridge required significant demolition of existing commercial and residential building stock, created a physical barrier between the neighborhood and downtown Troy, devalued residential buildings and some commercial buildings adjacent to the bridge, new traffic congestion created poor living conditions - these residual effects have never been remedied;
- North Central is split into two different development patterns:
 - *Western portion* is a dense, urban neighborhood with a mix of commercial and residential uses and significant social and economic challenges; most of the building construction took place prior to 1939; it has the highest incidences of code violations, building abandonment and crime; the aesthetic appeal is further weakened by the number of absentee landlords, a lack of street trees, green space and poor sidewalks; the neighborhood continues to lose population, owner-occupied housing and stable businesses;
 - *North Central Hillside*, above 10th Street, is less dense with more single family homes on larger lots. The streetscape is green with fewer code violations; fewer land use conflicts with large portions of the non-residential areas provide community or institutional uses; the area is considerably more stable.
- *2 public housing developments*: Arnold E. Fallon Apartments and Martin Luther Apartments;
- *Nursing Home*: Eden Nursing Home;
- *Hospital*: St. Mary's Hospital;
- *Daycare*: Sunnyside Day Care Center;
- *1 Major park*: Frear Park;
- *3 neighborhood playgrounds*: all a site for dumping trash and excessive litter creating a less-than ideal environment for children activities:
 - Craigin Avenue Park
 - Ingalls Avenue Playground
 - Hoosick Street Playground
- Location of Troy's Inner-City Neighborhood Center;
- Location of the City School District's Alternative Learning Center for high school students.

B) ISSUES/CHALLENGES (NOT MENTIONED IN OVERVIEW):

- Residents are generally poor and cannot easily invest in the neighborhood; lack of homeownership;
- City of Troy does not have the resources to assemble sites and prepare them for redevelopment;
- Shortage of neighborhood amenities that are easily and safely accessible to pedestrians;
- Land use conflicts driving down property values, particularly in the southern and western portion of the neighborhood;
- Redevelopment or adaptive reuse opportunities exist along the Hudson River, on 5th and 6th Avenues between North and Jay Streets and along River Street as there are a significant number of underutilized or vacant lots and manufacturing/industrial buildings;
- There are many strong community organizations that provide youth programs, support services for families and individuals and general community activities;

- Ample opportunities to create pocket parks and off-street parking lots from the demolition of blighted buildings.

C) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for North Central is the need to reposition it for the 21st Century in order to improve the quality of life for its residents and to enhance its contributory value to the City as a whole;
- Several redevelopment options:
 - Business Park: capitalizes on North Central's proximity to the Downtown and compliment existing users such as Hedley Park Place and Flanigan Square;
 - Retail: capitalizes on the traffic count and planned capital improvements along the Hoosick Street corridor;
 - Office and Retail: A combination of the above two, with a broadly diversified development base on a smaller scale.
- Implementation:
 - Reduce residential density and target future housing development/redevelopment for low and moderate income residents;
 - Eliminate undesired and/or noxious uses; open up riverfront for "clean" development and recreation and green space;
 - Acquire junkyard and relocate away from riverfront; relocate Arnold E. Fallon Apartments to the riverfront; relocate the US Army Corps Locks and Dam and replace with riverfront office space;
 - Accentuate Hoosick Street and Oakwood Avenue as a "gateway" to North Central.

➤ DOWNTOWN: p.94

Table: p.101 - Downtown RE Tax Base Analysis (1998)

List: p. 95 - Specific public and private investment projects

List: p.100 - Underutilized buildings and developable sites

A) OVERVIEW:

- Downtown is the City's smallest neighborhood accounting for:
 - 2.8% of the City's total land
 - 2.2% of the taxable land
 - 10.9% real estate tax base
 - 27.2% of the land is for commercial use – 68% of the real estate tax base
 - 24.4% of the land is vacant
 - % of the land is for residential use – 25.8% of the real estate tax base
 - 16.2% of the land is for institutional use
 - 6.5% of the land is for industrial use – 4.4% of the real estate tax base
 - 5.7% of the land is used for parks and recreation (9 acres)
- Taxable Acreage:
 - \$451,134/acre for commercial
 - \$364,765/acre for residential
 - \$287,230/acre for industrial

- Significant investments have been made over the last 10 years including major building restoration and renovations; despite this, a number of underutilized buildings and developable sites remain;
- Downtown's historic architecture, arts, cultural and educational institutions are important contributions to the local economy;
- *Major employers:* federal, state and local government agencies, Rensselaer Polytechnic Institute (RPI), Russell Sage College and Troy Savings Bank;
- *Educational Institutions:* Hudson Valley Community College, Russell Sage College, RPI including the Lighting Research Center and Rice Building incubator space, Educational Opportunities Center (in partnership with SUNY and Hudson Valley Community College), Questar III's Troy Access Center and Virtual Learning and Training Center;
- *Public housing:* Kennedy Towers, O'Neil Apartments, Troy Towers and Taylor Apartments;
- *Troy Redevelopment Foundation:* direct financial contributions are made by Russell Sage College, RPI, Northeast Health and Emma Willard School;
- *Major issues:*
 - Lack of a strong retail base; new stores are of questionable quality
 - Lack of a steady consumer base
 - Uncooperative landlords; unmanaged buildings
 - Absentee landlords; tax delinquencies, foreclosures, code violations
 - Perception that Downtown is unsafe; underage drinking and drug activity
 - Scattered placement and too few of well-managed businesses

B) ISSUES/CHALLENGES:

- *Organization:* No one group is taking responsibility for the overall management of the commercial district;
- *Building Stock and Conditions:* While city incentives have resulted in the improvement of numerous buildings, many remain vacant or underutilized; many suffer from deferred maintenance and functional obsolescence – upgrading electric and mechanical systems, installation of technology infrastructure, installation of new finishes such as flooring, carpeting and paint – improvement costs make it difficult for an owner to see reasonable return on investment;
- *Retail Retention and Recruitment:* Upgrading and attracting new businesses, especially of a retail nature is by far the most difficult challenge; depletion of large department stores and “mom and pop” independent shops;
- *Public Safety:* The Troy Police Department has been working to reduce the crime rate and improve perceptions of public safety, however, the perception that downtown is unsafe continues; some drug activity occurs along downtown streets and alleyways; improvements are needed to reduce underage drinking and rowdy behavior at bars on 3rd & 4th streets;
- *Parking:* The *Downtown Parking Development Plan* completed in 1998 measured the number of on- and off- street parking spaces as well as usage patterns; current count 4,400 public and private spaces; the city is in need of at least 550 new spaces to meet current needs; the plan made recommendations for improving and managing current parking options and analyzed potential for new lot development at five sites.

C) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for Downtown is to support and facilitate its role as the commercial, cultural and civic Center of the City of Troy, while enhancing its potential property values by selective rehabilitation;
- An increase in property values would encourage new development by stimulating a vibrant and mixed use of downtown properties to include office, retail/restaurant/tourism, culture, institution, government and targeted residential and increased linkage to the waterfront;
- Expand geographic definition of Downtown to include portions of North Central neighborhood from Hoosick Street and several blocks north and east (census tracts 404 & 405). This expansion should include an improved link with RPI into portions of Sycaway/East Side (census tract 406);
- Facilitate selective inventory reductions in residential and commercial stock and add green space;
- Add more parking strategically throughout Downtown; leverage the “public investment” of parking with “private investment” in specific projects. Consider removal/relocation of the waterfront parking facility along Lower River Street, realize that there is value to waterfront properties, view, vistas and gateways;
- Beautify the “backside” of Downtown which is presented to traffic/consumers/tourists as they travel I-787 across the Hudson River, tie this into the expansion of the arts district and artesian community, increase directional and pedestrian orientation signage;
- Develop a pilot project for artisan loft/gallery space, a tie-in to a ground floor leasing strategy; upgrade residential rental market through a targeted campaign for artisan and graduate student tenants; target empty-nesters to a new riverfront condominium project – consider relocating Taylor Apartments to achieve this;
- Consider hiring a downtown development manager to fill the void of an active liaison for development, recruitment, grant procurement, networking;
- Complete the Broadway corridor to Broadway Landing; complete the redevelopment of the vacant Ahern site and assemblage of adjacent parcel, tie in with proposed Congress Street corridor initiative.

➤ SOUTH TROY: p.105

Table: p.109 - South Troy RE Tax Base Analysis (1998)

A) OVERVIEW:

- South Troy accounts for 68% of all the industrial land within the City and:
 - 13.6% of the City's total land
 - 17% of the taxable land
 - 14% real estate tax base

- 38.2% of the land is vacant
- 29.9% of the land is for residential use – 69% of the real estate tax base
- 14.4% of the land is for industrial use – 12.5% of the real estate tax base
- 6.1% of the land is for commercial use – 13.9% of the real estate tax base
- .22% of the land is used for parks and recreation
- Taxable Acreage:
 - \$118,557/acre for residential
 - \$113,999/acre for commercial
 - \$40,652/acre for industrial - given the large amount industrial land, this per acre taxable value is lower than in most neighborhoods in the City.
- South Troy is densely populated with a considerable mix of industrial and residential uses. The neighborhood encompasses two distinct districts: the waterfront district dominated with industrial/employment uses and an inland neighborhood residential district;
- The neighborhood district is comprised of two and three-story row houses constructed on small lots interspersed with neighborhood businesses and institutional uses;
- Development has been severely constrained by a rugged topography reflected in the irregular street patterns; most of the area along the Hudson River between Adams Street and the Menands Bridge produces large amounts of truck traffic;
- The waterfront district encompasses 208 acres of land; just under 1/3 is vacant or underutilized, 23% are used for active industrial purposes, 13% are used for businesses, 10% are natural resources and just over 7% are used for institutional purposes;
- The vacant South Troy Industrial Park is a 26-acre parcel owned by the Rensselaer County Industrial Development Agency. This parcel has approximately .3 miles of frontage on the Hudson River and provides a large area for development;
- The Rensselaer County Jail is located in South Troy and has been identified as a major impediment to future redevelopment options.

B) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for South Troy, excluding the waterfront area addressed in the South Troy Working Waterfront Revitalization Plan, is one of basically upgrading and strengthening through enhancing property values, stimulating home ownership, developing a neighborhood retail center, providing recreation, green space and traffic calming;
- Target programs to increase the rate of owner occupancy to 50%, which would represent a near 50% increase over present homeownership rates;
- Continue to improve or enhance opportunities for homeownership; improve the residential characteristics; eliminate blight and create more open space, possibly through acquisition of in-rem properties;

- Develop a pilot program whereby the City would contribute adjacent parcels (in-rem properties) to new homeowners for their ownership to use as backyards;
- Eliminate residential uses where they conflict with active industrial uses and vice versa;
- Purchase the former Troy News properties and convert these sites to recreation/open space;
- Rezone portion of South Troy to less intensive/dense residential uses; manipulate the 4th Street Corridor to become the commercial corridor and gateway into Downtown from South Troy through zoning changes and by discouraging further residential development or redevelopment;
- Transportation corridors need to be identified and commercial/truck traffic eliminated from residential street;
- Over time, relocate Public School #12 as a means of broadening the potential acreage for development of the Waterfront industrial area and as a means for enhancing “village” development around a newly located school in the neighborhood.

➤ SYCAWAY/EAST SIDE: p.113

Table: p.117 - Sycaway/Eastside RE Tax Base Analysis (1998)

A) OVERVIEW:

- Sycaway/East Side neighborhood is the second largest source of real property tax revenue for the City, accounting for:
 - 23% of the City’s total land
 - 19% of the taxable land
 - 21% real estate tax base
 - 35.6% of the land is for residential use – 85% of the real estate tax base
 - 24.4% of the land is used for parks and recreation (312 acres – 61% of the land)
 - 24% of the land is for institutional use – (306 acres)
 - % of the land is for commercial use – 10.9 % of the real estate tax base
 - 1.1% of the land is for industrial use – Sycaway
 - 3.2% of the land is for industrial use – East Side
- Taxable Acreage:
 - \$143,163/acre for commercial
 - \$101,192/acre for residential
- Sycaway/East Side neighborhood is predominantly residential composed of three distinct areas: one to the north of Hoosick Street/Route 7, one to the east and one to the west of the combined campuses of RPI, Samaritan Hospital and the Troy City School District;
- What was once a thriving working class neighborhood is now dominated by college students and threatened by disinvestment despite the efforts of long time and well-organized

neighborhood residents; RPI has an annual enrollment of 5,103 undergraduates and 1,878 graduate students;

- *Housing* includes a mixture of one- and two-family homes, 3 *apartment complexes*: Park Ridge, Cedar Park and Troy Garden, student housing at RPI, and a *retirement and a skilled-care community*: Beachwood and Heritage House; this area of the City is nearly built out, new housing would require site acquisition and demolition;
- *Institutions*: RPI, Samaritan Hospital, Troy High School, Doyle Middle School and St. Mary Cemetery;
- 3 *City parks*: Prospect Park, Frear Park and Beman Park – primarily a green space – with a combined acreage of 311 acres; three smaller parks and playgrounds: Riley’s Playground, 9th Street Park and Hillside Playground;
- *Major Employers*: RPI, Seton Health, Samaritan Hospital. Most of the employment available tends to be entry-level work; there is not as great a need for skilled and specialized labor;
 - As entry level workers advance in their careers, they leave for suburban communities, thereby contributing to an “employee leakage.”

B) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for Sycaway/East Side is to continue to improve its residential nature and to enhance opportunities for home ownership. Also, future commercial development potential needs to be addressed in order to prevent further deterioration and disinvestments as witnessed by a decline in assessed value and average assessed values/parcel despite relatively high income and low densities;
- Target population to increase the rate of owner occupancy in this neighborhood to 60%, slightly below the national average of 65%;
- Facilitate in the removal of blight and reduced density particularly as it may create other development potential;
- Over the long term, put zoning and incentive in place for the conversion of all of Hoosick Street frontage to commercial and retail uses; discourage the conversion of residential to office, retail and commercial uses;
- Continue to work and network with RPI in facilitating their building and expansion needs. This could include developing additional “incubator” space, specifically as in-fill towards Hoosick Street; encourage utilization and adaptive reuse of the existing inventory of properties; one property for consideration is the former Christian Academy;
- Develop zoning and other incentives to encourage in-fill of off-campus, student residences between RPI and the Downtown; such incentive should include programs to facilitate graduate student home ownership;

- Work with Troy Plaza to improve visibility and appearance; possible tie-in with Hoosick Street redevelopment in return for owner improvements and signage, landscaping and property presentation.

➤ ALBIA/HEIGHTS: p.120

Table: p.123 - Albia /Heights RE Tax Base Analysis (1998)

A) OVERVIEW:

- Albia/Heights is the largest neighborhood in the City of Troy accounting for:
 - 28% of the City's total land
 - 30.0% of the taxable land
 - 20% real estate tax base
 - 38.9% of the land is for residential use – 652 acres, 91% of the real estate tax base
 - 28% of the land is for institutional use – (306 acres)
 - 26% of the land is vacant – 2% of the real estate tax base
 - 11% of the land is used for parks and recreation – (57 acres)
 - 2% of the land is for commercial – 5.8% of the real estate tax base
 - 1.4% of the land is for industrial use
- Taxable Acreage:
 - \$90,649/acre for commercial
 - \$77,733/acre for residential
- According to the 2000 Census, the Albia neighborhood had 8,459 residents, 17.2% of the overall population of Troy; among all the neighborhoods, Albia has the highest medium incomes, highest percentage of homeowners and the lowest vacancy rates;
- The neighborhood is mostly residential with commercial developments concentrated along the major roadways: Pawling Avenue, Vandenburg Avenue and Campbell Avenue;
- *Key Institutions*: Emma Willard School and Hudson Valley Community College (HVCC);
- Vandenburg Avenue (Route 4) is the western boundary of the Albia neighborhood; HVCC is located there and serves nearly 10,000 students/semester and employs 500 full- and part-time faculty members; additionally, a section of the avenue, between South Drive to Campbell Avenue, is being reconfigured for lane widening, bicycle lanes and to replace and enlarge water mains;
- The Hudson Valley Plaza is located across the street from HVCC. The Golub Corporation is constructing a new 56,000 sq. ft. Price Chopper supermarket in this plaza; the redevelopment plan also includes the construction of a Wendy's restaurant and (at the time of this publication) another unnamed retailer;
- *Public Housing*: Griswold Heights and Riverview Gardens;
- *Private Housing Developments*: Hillsvie Heights, Emerald Green, Riverview Estate and Vanderheyden Estates;

- *Parks and Recreational Resources:*
 - Burden Pond Environmental Park - there are hiking and nature trails and areas for picnicking;
 - Poestenkill Gorge Park - encompasses about 30 acres and has hiking and nature trails, picnic areas, and overlooks to the falls;
 - Smaller Municipal Parks: Sheridan Avenue playground; Kinlock Park playground and the Carroll Hill playground;
 - HVCC offers recreational skating for the public in the Robert Conway Rink, located in the McDonough Sports Complex.
 - The Joseph L. Bruno Stadium, located on the grounds of HVCC, will be the home of the New York Penn League's Tri-City Valley Cats (Class-A baseball team affiliated with the Houston Astros) and HVCC's nationally-ranked baseball team.

B) RECOMMENDATIONS FROM THE

2000 ECONOMIC AND REAL ESTATE MARKET STUDY FOR THE CITY OF TROY - RKG ASSOCIATES:

- The redevelopment theme for Albia/Heights is one of enhancing residential values and amenities through recreational developments, green space and neighborhood enhancement;
- Target programs to increase the rate of owner occupancy to 65% similar to the national average of 65%;
- Additional multi-family housing should be discouraged and minimum lot standards revised as this neighborhood represents the City's "land inventory" for future residential development;
- Expand existing subsidies, grants and other public funding for the continued rehabilitation and renovation of the existing housing stock. Tie the awarding of such funds to projects which enhance homeownership and stimulate unit reduction;
- Adapt the capped City Landfill for neighborhood recreational use;
- Create a series of nature and walking trails through the Wynants Kill watershed area and the Burden Pond areas with ultimate links to the South Troy waterfront and the Burden Iron Works Museum.

9) INFRASTRUCTURE: p.126

Table 22: p.127 - City of Troy Street Classification

Table 23: p.128 - CDTA Routes and Ridership in Troy

Table 24: p.132 - Primary Vehicular Facilities in Troy & Vicinity

A) OVERVIEW:

- The City has a mature public water and sewer infrastructure with well-functioning treatment plants and adequate capacity; the distribution systems are aged and require frequent upgrading; limited high technology infrastructure exists;
- The city needs to consider strategic opportunities to allocate the extra water capacity to maximize revenues, while minimizing negative development impacts;

- RPI presents significant technology infrastructure opportunities;
- The sewer system is old and largely combined with storm water systems, meaning it will need significant repairs and upgrades;
- The Capital District Transportation Authority (CDTA) provides transit services in the City of Troy in the form of buses and smaller shuttles. They are in the process of comprehensively examining and considering the restructuring of their routes based on demographic changes, new service standards and funding opportunities. Current challenges facing transit providers include an aging population, a growing student population and the region's "Access to Jobs" initiatives;
- CDTA is developing several projects in the City of Troy. The largest is a major transfer center in the central business district. Preliminary discussions have focused on a city owned parcel adjacent to the Uncle Sam Parking Garage as the location for this transfer center;
- Several planning and infrastructure projects underway:
 - The Broadway/Waterfront Pedestrian Access project;
 - Traffic signal improvement for 12 intersections along the Second Avenue corridor between Middleburgh Avenue and 125th Street;
 - The South Troy Industrial Park;
 - Reconstruction of Vandenburg Avenue from Williams Road to Morrison Avenue;
 - Reconstruction of NY2 from 11th Street to Pawling Avenue.

The Rensselaer county Chamber of Commerce is advocating for a "boulevard" treatment of the Route 7 Corridor from River Street to the WalMart Plaza in the Town of Brunswick.

10) COMMUNITY SERVICES: p.138

Bar Graph:	p.140 - Appropriation & Tax Revenue Trends (1995-2002)
Table:	p.141 - NYS Cities: Demographic Comparisons (1990)
Table:	p.141 - NYS Cities: Tax Base Comparison (1999)
Pie Chart:	p.142 - NYS Cities: Distribution of City Expenditures (FY99)
Pie Chart:	p.142 - City of Troy: Distribution of City Expenditures (FY99)
Bar Graph:	p.143 - City of Troy: Expenditures by Function (FY99)
Pie Chart:	p.144 - NYS Cities: Distribution of City Revenues (FY99)
Table:	p.145 - City of Troy: Tax Assessment Trends (1997-2002)
Line Graph:	p.146 - Troy City School District/Student Enrollment (Oct. 2000)
Line Graph:	p.147 - Lansingburgh Central School District/Student Enrollment (Oct. 2000)

A) OVERVIEW:

- Troy underperforms with respect to its tax base, property values, tax rates and level of indebtedness when compared to other cities in the State; Troy's total taxable value in 2002 was about 11.5 million less than it was in 1997; the cost to provide basic city services is considerable and deferred maintenance on capital and equipment needs is dominating the city's current expenditures;

- *City Budget:*
 - The overall city budget has increased by 19.37% between 1997-2000
 - General funds increase 20.57% (1997-2000)
 - City property tax rate increased 4.5% in 2002
 - Property taxes make up about 28% of overall revenue (1999)
 - Sales taxes make up about 18% - an annual increase rate of 7.2% (1997-2000)
 - State-aid makes up 10.4% of revenue – an increase of 23% (1997-2000)
 - Water sales increased 2.6% annually (1997-2000)
 - Sewer rents increased 4.9% annually
 - Full value of land/acre is nearly 16% lower than statewide average, but 13% higher than the average of 6 comparably-sized state cities
 - Tax-exempt uses make up nearly 55% of all assessed valuation – a higher rate than comparable cities in New York State.
- *Educational Services:* two school districts:
 - The City of Troy City School District is made up of 5 elementary schools, a middle school, a high school and an alternative learning center (grades 9-12)
 - Total enrollment: 4,931 with 429 teachers
 - (1999-00): the district spent \$12,299 per pupil between v. statewide average \$11,040;
 - (2000-01): 41.5% of students were eligible for the free lunch program;
 - The district has seen a rise in the dropout rate between 1998 and 2001; an increase of 1.1% percentage points since 1998-1999 to 2.5% in 2000-01.
 - The Lansingburgh Central School District is made up of 2 elementary school, a middle school and a high school;
 - Total enrollment:: 2,412 students with 173 teachers;
 - (1999-00): the district spent \$10,157 per pupil between v. statewide average \$11,040;
 - (2000-01): 33.3% of students were eligible for the free lunch program;
 - The district has seen a decrease and then a rise in the dropout rate; an increase of 0.7% percentage points since 1999-2000 to 4% in 2000-01.
 - The Ark Community Charter School (K-5) serves 96 children; each class has 16 students; Funding for the school come from public education funding but is not run by the school district, by a self-selected board of trustees;
- *Private and Parochial High Schools:* Emma Willard – a private girls school (9-12), Catholic Central High School – Operated by Roman Catholic Diocese of Albany (7-12);
- *Pre-K – 6th Grades:* Our Lady of Victory School, Sacred Heart School, St. Augustine's School, St. Patrick's School, Capital Christian Church School and Susan Odell Taylor School for Children;
- Three Post-Secondary Schools: Rensselaer Polytechnic Institute, The Sage Colleges and Hudson Valley Community College;
- The Troy Public Library is part of the Upper Hudson Library System; it is also a Federal Depository Library; services include the Job and Small Business Information Center;

- In 1999, the City of Troy had a sworn police force of 113 full time officers and a fleet of 54 vehicles; crime has declined in recent years: In 1997 the rate per 1,000 populations was 51.9%; it decreased to 47.6% per 1000 by 1999;
- The City of Troy has a second law enforcement agency at Rensselaer Polytechnic Institute; officers are sworn peace officers;
- The Rensselaer County Sheriff also has jurisdiction in Troy but their activity is limited because of the city's own police force.
- The City of Troy is served by a full-time professional fire department with six firehouses; equipment includes a heavy rescue truck ladder, an ambulance and fire engines.

APPENDIX H

**SUMMARY OF THE NOVEMBER 2000 CITYWIDE
ECONOMIC DEVELOPMENT STRATEGY AND
IMPLEMENTATION PLAN**

**Summary of the November 2000 Citywide Economic Development Strategy and
Implementation Plan for the City of Troy, New York**

Table of Contents

Introduction:	3
Recommended Overall Citywide Implementation Plan:	4
Components of the Plan:	4
Operational Components of the Plan:	6
Neighborhood Specific Recommendations:	7

Appendices:

Appendix 1:	11
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Introduction:

The Citywide Economic Development Strategy and Implementation Plan for the City of Troy, New York was prepared by RKG Associates, Inc., a subcontractor to River Street Planning & Development. This report focuses on six neighborhoods in Troy and the citywide initiatives for future growth in the City, these neighborhoods being South Troy (excluding Waterfront), Albia/Heights, Downtown, Sycaway/East Side, North Central and Lansingburgh. The research and analytical basis for this report can be referred to in the “*Economic and Real Estate Market Study for the City of Troy, New York*”, and additional recommendations for the South Troy Waterfront can be seen in the “*South Troy Working Waterfront Revitalization Plan for the City of Troy, New York*” (1).

The implementation plan proposes an approximately \$238 million redevelopment investment in neighborhoods throughout Troy from 2000-2020, exclusive of the South Troy Waterfront industrial area. The investment dollars are to be received from sources such as State and Federal funds, the Troy Housing Authority, conventional mortgages, donations and direct investment from the City of Troy of approximately \$11.5 million. This investment will result in an estimated increase in property valuations and the overall property tax base in the City of Troy from approximately \$250 million to \$405 million (by the year 2020 in 2000 dollars). The plan will also create approximately 520 new employment positions and \$12.73 million in associated wages in the City (2).

The implementation plan calls for several initiatives for the City’s development, including selected demolition of buildings, providing additional open space and recreation, a program to convert rental housing to owner-occupancy, redevelopment of

the Downtown, development of selected neighborhood commercial centers (including the Hoosick Street Corridor), and pedestrian/transportation and signage improvements (2).

Recommended Overall Citywide Implementation Plan:

Three major goals were identified by RKG in conjunction with the City as a basis of the work plan for implementation:

1. Broaden the overall tax base and its component contributions by: (1) a strategic expansion/redevelopment of the commercial tax base within the City; and, (2) by enhancing residential property values.
2. Continue to facilitate the transition of the local economy from an “old-line, heavy industrial” economic base to a more diversified economy, including high-end services, Informational Technology, and retail/restaurant/cultural opportunities.
3. Leverage financial and organizational resources in order to optimize the return on investment (ROI) and in order to sustain the ongoing redevelopment initiatives. This could include leveraging public dollars with private investment and measuring ROI in terms of employment, wages, assessment values, as well as tax revenues (5).

There are also two primary development objectives for the City of Troy: (1) the long term redevelopment of the South Troy Waterfront industrial area, and (2) the repositioning of the City’s neighborhoods to enhance the quality of life and the economic opportunities of Troy’s residents. The implementation plan and funding is presented for the City as a whole and for each individual neighborhood over the twenty year redevelopment period (5).

Components of the Plan:

The first component of the implementation plan is to reduce density within the city. RKG estimates an approximate 30% commercial/industrial vacancy rate, along with an excess of housing units. The plan calls for a reduction of up to 3,000 housing units

that have fallen into disrepair, having a negative impact on neighborhood revitalization and a reduction of over 900,000 square feet of commercial/industrial properties in similar condition. Approximately 75% of the housing reduction would come through zoning changes which would encourage single family occupancy and home ownership, and 750 units would be slated for acquisition and demolition at \$5.00 per square foot, approximately \$3.5 million, these properties could then be transferred to an adjacent residential parcel to be used for greenspace. The 900,000 square feet of commercial/industrial space would be demolished for new development opportunities, open space and site assemblage(s), at an approximate expense of \$4.5 million (6).

The second component of the plan would be to increase single family home ownership in the City. Currently Troy has a 32% home ownership rate, compared to the estimated 52% of total single family parcels in the City. The increase in single family home ownership is not envisioned throughout Troy because of the commercial composition of neighborhoods like Downtown and North Central, but should be targeted to specific blocks in neighborhoods to optimize residential conversion. Over the twenty year time frame, approximately 2,750 residential units are targeted for conversion, an investment of more than \$107 million (7).

The third component of the plan is new commercial development and employment. This development could take form in new “village” type centers for needed services and retail convenience, or as office/research and development related space. The plan calls for 190,000 square feet of this development with an investment of approximately \$15.74 million, and would create approximately 520 new employment positions and \$12.73 million in wages. This section of the plan should focus on

integrating Downtown to the rest of the city and utilizing the Hudson River for economic development to rejuvenate the Downtown area (8).

The plan also calls for increased rehabilitation of buildings, especially buildings with historic and architectural integrity. The City and the private sector should work together to selectively rehabilitate residential and commercial properties to keep the historic architectural feel of Troy. The plan calls for rehabilitation of 1,800 residential units at a cost of approximately \$83.84 million, and 215,100 square feet of commercial properties at an approximate investment of \$14 million (8).

The final component of the plan is to expand the utilization of the waterfront asset in Troy. The waterfront provides opportunity for recreational and cultural amenities, housing, commercial development and tourism. Troy has also unveiled a \$400,000 project for renovations of the Riverfront Park (The Times Union, 16 August, 2000). More information on this aspect of the plan is discussed in *“South Troy Working Waterfront Revitalization Plan for the City of Troy, New York”* (11).

Operational Components of the Plan:

The City of Troy should be the leader in implementing these plans, but there are several other players that are crucial for the implementation of a successful plan. The Troy Housing Authority can be a potential funding partner for housing assistance and home ownership, and area banks can develop market lending programs to encourage home ownership. Educational institutions, local non-profit organizations, the Chamber of Commerce, private developers, neighborhood organizations, and Rensselaer County are

all partners that need to be involved in this process, along with the creation of a Redevelopment Authority (12).

The plan also sets to establish a communication and pro-active marketing plan with two objectives, one to let everyone in the region know that the City of Troy is committed to this plan and that it will be successfully implemented; and two, to reach the target markets which are essential components of the successful implementation of the plan. The components of this marketing plan are to establish a positive image of the city, attract residential owner-occupants, attract developers and investors, attract specific industry clusters, and attracting tourism (15).

Neighborhood Specific Recommendations:

For each specific neighborhood, RKG has created a development theme and recommended actions for the neighborhood. The South Troy neighborhood has approximately 8000 residents and encompasses 757 total acres of land, excluding the waterfront. The theme for this neighborhood is to upgrade and strengthen through enhancing residential property values, stimulating home ownership, developing a neighborhood retail center, providing recreation, green space and traffic calming. Some of the recommendations for the neighborhood are increasing home ownership to 50%, rezoning the neighborhood to less dense residential uses, and identifying transportation corridors (25).

The Albia/Heights neighborhood consists of approximately 9,000 residents on 1,608 acres of land. The development theme for this neighborhood is one of enhancing residential values and amenities through recreational developments, green space and

neighborhood enhancement. As such, additionally multi-family housing should be discouraged and minimum lot standards revisited as Albia/Heights represents the City's "land inventory" for future residential development. The target rate of owner occupancy for this neighborhood is 65%, and it is recommended to create a trail system through this neighborhood, along with rehabilitation of the housing stock (30).

The Downtown neighborhood has approximately 3,500 residents on only 157 acres, 55% of which is tax exempt. The theme for this neighborhood is to continue to support and facilitate its role as the commercial, cultural and civic center of the City of Troy, while enhancing its potential property values by selective rehabilitation which would encourage new development opportunities. To this end, an increase in property values is sought through stimulating a vibrant and mixed use of downtown properties to include offices, retail/restaurant/tourism, culture, institutional, government and targeted residential (such as artisans and graduate students) and increased linkage to the Hudson River. Downtown Troy should showcase itself as the public image for all of the City through its revitalized mix of uses, activities, amenities and should embody the slogan, **"Troy – the Right Side of the River"**. Some recommended actions are beautifying the 787 corridor, improve parking and hiring a downtown development manager (35).

The Sycaway/East Side neighborhood consists of approximately 13,000 residents on 1,278 acres. The development theme for this neighborhood is to continue to improve its residential nature and to enhance opportunities for home-ownership. Also, future commercial development potential needs to be addressed in order to prevent further diminution and disinvestment as witnessed by a decline in assessed value and average assessed values/parcel despite relatively high incomes and low densities. The targeted

owner occupancy of this neighborhood is 60%, and some actions are to convert the entire Hoosick Street frontage to commercial and retail uses, facilitate RPI's expansion needs, and privatizing the public golf course as a means of raising development capital (41).

The North Central neighborhood consists of approximately 4,400 residents on 273 acres of land. The development theme is the need for its repositioning for the 21st century in order to improve the quality of life for its residents and to enhance its contributory value to the City as a whole. The former includes an increase in green and recreation space as well as upgraded housing and housing opportunities for low/moderate income households. The latter includes an economic redefinition to the neighborhood, which while maintaining a residential component also vastly expands the neighborhood's commercial development potential. As such, there are several redevelopment options which could assist in facilitating this transition: a business park, retail and a combination of the two. Recommended actions for this neighborhood include demolition of several buildings, reducing residential density and creating parkland (46).

The Lansingburgh neighborhood consists of approximately 12,800 residents on 1,509 acres of land. The development theme for this neighborhood is one of preserving and enhancing its residential nature and of strengthening its existing commercial development, especially its neighborhood retail/service district(s). As such, additional new retail development, other than in-fill, should be discouraged – particularly along the Waterfront. Additionally, buffers need to be developed which can serve to halt the creeping, blighting influence of the North Central neighborhood. Finally, future manufacturing and light industrial uses should be discouraged in Lansingburgh. Assisting some existing users with possible relocation to the South Troy Waterfront

industrial area could also be considered. Some recommended actions are to prevent future large scale retail development, change zoning to reduce density and access views to the riverfront (51).

Appendix 1:

There have been several guidelines proposed to help realize the three major economic development goals for the City.

1. Initiate programs and policies to increase property values throughout the City.
2. Continue to place primary emphasis on downtown revitalization.
3. Increase utilization of the waterfront for recreational, cultural, commercial uses.
4. Increase the retail sales capture rate.
5. Continue to foster partnerships with the local colleges and universities.
6. Develop a strategic plan for property reuse and/or repositioning throughout the City.
7. Recognize that the City, or a non-profit development entity, will need to continue to be a catalyst for this project.
8. Establish criteria for the usage of development incentives.
9. Initiate programs to increase home ownership rates within the City.
10. Develop a pro-active marketing and communication strategy (58).

APPENDIX I

**SUMMARY OF THE 2003 HOUSING
REHABILITATION AND RESTORATION PLAN**

Summary of the 2003 Housing Rehabilitation and Restoration Plan:

Troy, New York

Table of Contents:

I.	Introduction	3
II.	Existing Conditions	4
III.	Goals	5
IV.	Programs	6

List of Appendices:

A.	Hillside Neighborhood Demographics	9
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Introduction:

Troy, like many other old industrial cities, has experienced a period of decline in living conditions since the suburbanization trend in post WWII America. Troy has many valuable assets that could contribute to the quality of life in the city, and recently residents of the city have taken the initiative to try to restore Troy to the vibrant place it once was. Students of the Rensselaer School of Architecture, community residents, business owners and employees from the City of Troy started holding public meetings in the fall of 2001 throughout the community to identify the major issues throughout three neighborhoods.

The communities in the study area are located adjacent to the Rensselaer Polytechnic Institute (RPI) campus, the Beman Park and Hillside neighborhoods lie to the north of the campus and extend to Hoosick St., and Mount Ida lies to the south of the campus and extends to the Poestenkill Stream (demographic trends for the Hillside neighborhood can be seen in Appendix A). These communities all consist of similar demographic populations, mostly college renters, and a declining housing stock which consists of mostly 2 family homes. The members of these communities came together in order to create a vision for neighborhood improvements, community development and economic growth, and have predicted improved conditions within five years.

Existing Conditions:

The community meetings that were held identified the main challenges and the opportunities and assets of the community. The majority of the housing stock in these three neighborhoods is between 50 and 100 years old and is mostly Victorian Style housing, constructed of brick and wood. There has been a period of decline since WWII, and there has been little investment by Troy, the homeowners or the absentee landlords since this time. Exceptions to this are in the Hillside neighborhood, which received money from a Community Preservation Program for a full restoration of Eighth and Ninth Streets in the late 1970's, and also in the Mount Ida neighborhood, which received funds from the City's Focus Block Program, also in the 1970's (pg 1).

The challenges facing these three neighborhoods are the same as any declining industrial city, and were identified by the neighborhood residents. Absentee landlords who rent to college students and do not make capital improvements, illegal building conversions without permits or code review, lack of parking, and street and sidewalk improvements were identified as major issues (pg 3). Other issues of concern are lack of neighborhood businesses, relatively high real estate taxes, public safety and improving the Enlarged School District of Troy (pf 4). The task force then identified the communities' opportunities and assets, including a large number of neighborhood organizations, housing affordability, natural resources, historic building stock, ease of transportation, cultural assets, and public services were all named (pg 7).

Goals:

The first action taken by the task force was to create a list of livability and residential quality goals from the data given at the community meetings, these are:

1. Increase the number of homeowner occupied residences
2. Promote appropriate housing density
3. Maintain housing affordability
4. Increase the number of staff and faculty from Rensselaer and other local employers living in the target area
5. Improve the conditions and value of existing housing stock and promote building code compliance
6. Support the preservation of the existing building stock and compliment the existing with appropriate new construction
7. Promote responsible homeownership, landlord ship and tenancy
8. Leverage Rensselaer resources for additional funding opportunities
9. Return tax delinquent properties to the City tax roles, and increase the tax base through new development
10. Support the livability amenities which improve and sustain a positive quality of life, such as parking, public space, community policing, etc (pg 11)

Programs:

Homeowner Incentive Grant Program: Started in November 2001 with public and private funds, there are no income limitations and is not restricted to first time homeowners. A total of \$242, 000 has been allocated as of August 2004, 39 grants distributed of which 33 were in the RPI target area, 24 of which were to RPI students, alum and faculty (pg 11).

Neighborhood Improvements through Code Enforcement (NICE) Grants: RPI established a grant program which makes available \$1,000 per property for technical assistance and repairs, \$50,000 has been allocated in total and 22 grants have been approved and completed. They have also focused on building code enforcement, handing out 450 violation notices as of August 2004 (pgs 12, 21).

FHLB Hillside Homeowner Rehab Grant Program: \$240,000 has been awarded to by the Federal Home Loan Banks Affordable Housing Program for homeowner renovations on 30 properties, \$8,000 a piece. Rensselaer's costs will be approximately \$100,000 for administrative and grant writing fees on top of the FHLB funds (pgs 12, 21).

Vacant Building Rescue Program: RPI purchased 12 buildings as of 2004 and invested approximately \$650,000 for rehabilitation, of these 7 will be homeowner occupied and 15 substandard apartments have been eliminated (pgs 13, 21).

Landlord and Tenant Training Programs: The landlord training program is free to all landlords in Troy and has had 400 attendants; the focus is on screening tenants, illegal activities, evictions and other issues pertinent to landlords. The tenant training program is offered in order to teach tenants about where and how to find apartments, along with dealing with landlords, approximately 120 students have attended (pgs 13 22).

Faculty/Staff Housing Program: RPI has been purchasing homes since the 1960's to provide new faculty an opportunity to buy or lease the property from them, as of 2004, RPI has 25 of these agreements with faculty members and a guest house has been established for potential new faculty to experience the area before moving (14, 22).

Community Outreach Partnership Center: In 2001 HUD allocated a \$400,000 grant for homeownership in Troy, which has been added to the 1.2 million given by RPI and community partner activities (pgs 16, 23).

Streetscape Improvements: Public moneys have been allocated by the City of Troy for roadwork and sidewalk improvements around the RPI campus, including all of College Avenue. Around 5 million dollars was awarded to these neighborhoods over the last 4 years for major capital improvements. NYS DOT has also allocated 11.5 million for reconstruction of Congress St. from RT. 66 to 5th Ave (pgs 17, 23).

Other Grant Moneys Available: Troy has also started smaller programs, such as the Home Improvement Program, which gives out loan money for restoration, the IDA-

Homebuyers Club (Individual Development Accounts), which matches a down payment on a home up to \$5,000, the TAP program and the TRIP-Down Payment Assistance Program (pgs 16-17).

APPENDIX A:

The Hillside neighborhood is approximately 10% of the total population of Troy and has experienced a population loss of 15% from 1980 – 2000, compared to a total population loss of 11% by the City of Troy on a whole. Of this population in the Hillside neighborhood, approximately 50% of the population is between 15 and 24, showing that focusing marketing to college students would be the most effective way to revitalize the neighborhood. There is also a trend of residents of this neighborhood to be of very low income, 49% in this neighborhood compared to 45% in Troy and only 29% in the Albany – Schenectady – Troy MSA. Approximately 35% of the Hillside neighborhood is employed by educational services, mostly RPI, and approximately 64% of residents work in Troy.

APPENDIX J

SUMMARY OF SOUTH TROY WORKING

WATERFRONT

REVITALIZATION PLAN

SUMMARY

SOUTH TROY WORKING WATERFRONT REVITALIZATION PLAN

November 2000

**Prepared by: RKG Associates, Inc.
Durham, NH**

**For: River Street Planning &
Development, LLC
Troy, NY**

INTRODUCTION

The South Troy Working Revitalization Plan was generated by RKG Associates for River Street Planning & Development to assist the City of Troy in preparing a redevelopment, revitalization, and economic development plan for the City. This document addresses economic and real estate redevelopment strategies for the South Troy Waterfront industrial area. A more detailed study entitled “Economic and Real Estate Market Study for the City of Troy” supports the Revitalization Plan and is issued under separate cover.

The Plan covers what is called the South Troy Waterfront, which is composed of a mix of heavy industrial, residential, institutional, and vacant land and buildings. It contains approximately 180 acres, 61 parcels, 1.34 million square feet of development, and an assessed value of \$13.18 million – 2.6% of the City’s total. Per acre assessed value averages \$73,200, versus \$90,700 for the entire City. The waterfront is divided into three separate redevelopment zones, depicted on Figure 1 and summarized on Table A.

Summary Table A: Selected Characteristics of the South Troy Waterfront by Redevelopment Zone

	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>TOTAL</u>
Acres	32.68	54.33	88.47	175.48
Existing SF	473,606	434,959	432,088	1,340,653
Est. Fair Market Value (\$000s)	\$17,452.4	\$7,142.0	\$25,446.1	\$50,040.5

Note: The Scolite property (5.5 acres) is dedicated for recreation / buffer and is included above.

Source: RKG Associates, Inc.

**Summary Table B: Costs of the Recommended Plan and Cumulative “Returns”
(Year 2000 \$ in millions)**

<u>Years</u>	<u>Cost of Plan</u>	<u>Jobs</u>	<u>Wages</u>	<u>Property Tax</u>	<u>Commercial SF</u>
1 through 5	\$59.87	NA	NA	NA	NA
6 through 10	\$48.71	305	\$11.37	\$0.24	217,500
11 through 15	\$48.87	1,379	\$47.48	\$1.26	731,000
16 through 20	\$28.23	2,149	\$72.21	\$2.04	1,027,000
TOTAL	\$186.69	2,149	\$72.21	\$2.04	1,027,000

Note: Excludes \$2.50 million contingency fee, as it has not been allocated to any one five year increment.

Source: RKG Associates, Inc.

REDEVELOPMENT PLAN AND COSTS

Resulting from a lengthy process of economic analysis, consultations, and public review, a recommended redevelopment plan emerged. This “Preferred Use Alternative” divides the Waterfront into 56 acres of open greenspace and recreation; 50 acres of roads, rights-of-way, and buffer; and 75 acres of commercial development. Overall goals include enhancement of existing residential areas, roadway and infrastructure improvements, creation of new recreation / open space, relocation of existing and attraction of new businesses, enhancement of City tax base and revenues, and general revitalization of the Waterfront area. Objectives towards those goals include: site acquisition and selective demolition, environmental remediation, flood plain protection, roadway and parking construction, and new commercial development.

Total costs over 20 years are projected at \$189.2 million. Sources include City budget outlays, land sales, federal and state grants and loans, private investment, and private mortgage lending. Table III-C-1 summarizes implementation costs and funding sources. Of note is the City’s share of \$13.5 million (7%) – or \$1 for every \$13.50 from other sources. With full implementation and buildout, the City’s return on investment is projected at 15.1% as property tax revenues, employment, wages, and sales tax revenues will rise appreciably. Table B summarizes costs, jobs, wages, property taxes, and construction over 20 years.

A comprehensive study entitled, "Citywide Economic Development Strategy and Implementation Plan for the City of Troy, New York," issued under separate cover, concludes that an \$11.5 million investment by the City throughout remaining neighborhoods would result in greater property tax receipt growth, yielding a 75% return on investment. This argues that the City should not concentrate all its redevelopment funds in one neighborhood in any given year.

The large state and federal expenditures are also of note. These are needed to fund the preliminary site development measures (land assemblage, demolition, remediation, flood protection, road construction, etc.) that private developers would not be willing to cover. Funding sources include: US Department of the Interior, USDOT, USEPA, NYSDEC, USACOE, USHUD, NYS Legislature, Empire State Development Corporation, New York Business Development Corporation, Hudson River Foundation, and others.

Table III-C-1: Comparison of Funding Requirements and Sources of Funds for the South Troy Working Waterfront (Year 2000 \$ in millions)

Use of Funds	%		Source of Funds		%
Acquisition	\$50.04	26.45%	Conventional Mortgages		
Demolition	\$13.41	7.09%	Commercial /1.	\$70.41	37.22%
Brownfields	\$21.65	11.44%	Residential /2.	\$1.11	0.59%
Seawall	\$0.58	0.31%			
Construction:			Equity:		
New Buildings	\$73.05	38.61%	Commercial /1.	\$17.60	9.30%
Parking	\$5.21	2.75%	Residential /2.	\$0.02	0.03%
Green, Open	\$2.53	1.34%	Subsidized Mortgages	\$4.00	2.11%
			CDBG	\$1.00	0.53%
Street	\$14.72	7.78%	Grants:		
Marketing	\$0.50	0.26%	Federal	\$30.75	16.25%
Management	\$5.00	2.64%	State	\$30.75	16.25%
Contingency	\$2.50	1.32%	NYS DOT	\$15.00	7.93%
TOTAL	\$189.19	100.0%	City of Troy:		
			Operating Budget	\$9.50	5.02%
			TIF	\$4.00	2.11%
			Land Sales /3.	\$3.69	1.95%
			In-Kind /4.	1.36	0.72%
			TOTAL	\$189.19	100.0%

Note: /1. Reflects South Troy Waterfront Zones 1, 2 and 3 and component of Downtown Neighborhood.

/2. South Troy Waterfront, Zones 1, 2 and 3 and component of residential waterfront not in these zones.

/3. Land sales at "new" waterfront for commercial acreage estimated to be \$50,000 per acre.

/4. In-kind includes donations, typically non-monetary, but not without a monetary value. For example, local lumber yards and paint suppliers donating labor and supplies.

Source: River Street Planning & Development and RKG Associates, Inc.

ORGANIZATION

Directing and managing the redevelopment effort will require the active involvement of the City along with contributions from other existing organizations. The Plan also recommends the formation of a Redevelopment Authority to oversee the process and to seek developers. It would operate somewhat autonomously, have the power of eminent domain, and have access to public and private sector funding.

Alternatives might be to utilize another existing development authority like the Rensselaer County IDA, Troy Housing Authority, Albany Port District Commission, a private sector master developer, or a private entity like RPI with development experience (Tech Park).

MARKETING PLAN

Essential to the success of the redevelopment is a marketing and communication plan that would establish a positive image of Troy and attract developers and investors to the Waterfront. Incentives are important to attracting developers. These can include: competitive pricing; proper zoning; building density bonus; completed demolition, remediation, and infrastructure; financing incentives; job training programs with local educational institutions; expenditures to offset developer's marketing costs.

Another important marketing incentive is the Waterfront's inclusion as part of an Economic Development Zone, whereby businesses may qualify for a variety of credits, including Wage Tax Credit, Investment Tax Credit, and Zone Capital Credits, Sales Tax Refunds, Real Property Tax Abatement, Utility Rate Savings, and others.

Communicating the advantages and opportunities for commercial development in the Waterfront is another important objective. Troy is particularly suited for technology based business, distribution and transportation, indigenous manufacturing, and high end services like research and development. Tourism is also a potential attraction.

PROJECT PHASING

The Plan recommends that the City address every key neighborhood and redevelopment initiative incrementally and simultaneously, avoiding concentrating all resources in one effort during any given year. For the Waterfront, a phased plan is outlined, dividing the work into three stages: years 1-5, 6-10, and 11-20.

During the initial 5 years, the focus is to establish site control through acquiring options, initiating demolition, environmental / remediation, infrastructure improvements, and implementing green and recreation space in Zone 1. Specific pre-development actions by the City include:

- 1) Commit to Plan, establish base funding, and communicate intentions.
- 2) Establish a Redevelopment Authority.
- 3) Acquire options for site control in all zones.
- 4) Develop a code compliance program.
- 5) Acquire funding.
- 6) Work with existing businesses to establish potential relocation expenses.
- 7) Begin marketing efforts and search for developers.
- 8) Engage local colleges in the project, particularly Zone 1.

During years 6-10 objectives include completing all road improvements, realizing 50% build-out of Zone 3, acquiring remaining Zone 1 properties followed by demolition and remediation, acquiring 50% of Zone 2 with demolition and remediation.

During years 11-20, objectives include completing build-out in all Zones.

Tables C, D, E, and F summarize these phases and associated costs.

Table C

Recommended Implementation and Phasing Schedule for Years 1 through 5: South Troy Working Waterfront Revitalization Plan

Redevelopment Actions		Estimated Costs in millions \$	Estimated Funds Remaining (mill\$)	Source(s) %
Zone 3	Acquisition	\$25.45	\$24.59	49.1% City of Troy, Federal and State, Grants
Zone 3	Demolition	\$4.32	\$9.09	67.8% City of Troy, Grants
Zone 3	Brownfields	\$20.98	\$0.67	3.1% Federal and State, Grants
Zone 3	Seawall	\$0.58	\$0.00	0.0% Federal and State, Grants
Subtotal		\$51.33		
Zone 1	Acquisition for 9.8 Acres as Green, Open	\$5.23	\$19.36	38.7% City of Troy, Grants
Zone 1	Demolition	\$1.42	\$7.67	57.2% City of Troy, Federal and State, Grants
Zone 1	Green, Open	\$0.49	\$2.04	80.7% City of Troy, Grants
Subtotal		\$7.14		
Marketing		\$0.15	\$0.35	70.0% City of Troy, In-Kind
Management		\$1.25	\$3.75	75.0% City of Troy, Grants
Total Yrs. 1-5		\$59.87	31.6%	Percent of Total Required Funding

TABLE D

Recommended Implementation and Phasing Schedule for Years 6 through 10: South Troy Working Waterfront Revitalization Plan

Redevelopment Actions		Estimated Costs in millions \$	Estimated Funds Remaining (mill\$)	Source(s) %
All	Road Construction	\$7.11	\$7.61	51.7% NYSDOT
Zone 3	Streetscape	\$3.96	\$3.65	24.8% NYSDOT
Zone 3	Green, Open	\$1.77	\$0.27	10.8% City of Troy, Grants
Subtotal		\$12.84		
Zone 1	Acquisition	\$12.22	\$7.14	14.3% City of Troy, Federal and State Grants
Zone 1	Demolition	\$3.32	\$4.35	32.4% City of Troy, Federal and State Grants
Zone 1	Brownfields	\$0.33	\$0.33	1.5% Federal and State, Grants
Subtotal		\$15.87		
Zone 2	Acquisition	\$3.57	\$3.57	7.1% City of Troy, Federal and State Grants
Zone 2	Demolition	\$2.17	\$2.17	16.2% City of Troy, Federal and State Grants
Zone 2	Brownfields	\$0.33	\$0.00	0.0% Federal and State, Grants
Zone 2	Green, Open	\$0.27	\$0.00	0.0% City of Troy, Grants
Subtotal		\$6.35		
Zone 3	Development	\$11.13	\$61.93	84.8% Private Sector, Land Sales, etc.
Zone 3	Parking	\$1.13	\$4.08	78.3% Private Sector, Land Sales, etc.
Subtotal		\$12.26		
	Marketing	\$0.15	\$0.20	40.0% City of Troy, In-Kind
	Management	\$1.25	\$2.50	50.0% City of Troy, Grants
Total Yrs. 6-10 Prior		\$48.71 \$59.87		25.7% Percent of Total Required Funding 31.6% Percent of Total Required Funding
Running Total		\$108.58		57.4% Percent of Total Required Funding
Years 6-10 Return:				
	Jobs	305		
	Wages	\$11,374,792		
	Taxes	\$ 237,726		

TABLE E

**Recommended Implementation and Phasing Schedule for Years 11 through 15: South Troy
Working Waterfront Revitalization Plan**

Redevelopment Actions		Estimated Costs in millions \$	Estimated Funds Remaining (mill\$)	Source(s) %
Zone 1	Streetscape	\$1.22	\$2.43	16.5% NYSDOT
Zone 1	Development	\$13.72	\$48.21	66.0% Private Sector, Land Sales, etc.
Zone 1	Parking	\$0.74	\$3.34	64.2% Private Sector, Land Sales, etc.
Subtotal		\$15.68		
Zone 3	Development	\$11.13	\$37.08	50.8% Private Sector, Land Sales, etc.
Zone 3	Parking	\$1.13	\$2.21	42.5% Private Sector, Land Sales, etc.
Subtotal		\$12.26		
Zone 2	Acquisition	\$3.57	\$0.00	0.0% City of Troy, Federal and State Grants
Zone 2	Demolition	\$2.17	\$0.00	0.0% City of Troy, Federal and State Grants
Zone 2	Streetscape	\$2.43	\$0.00	0.0% NYSDOT
Zone 2	Development	\$11.68	\$25.40	34.8% Private Sector, Land Sales, etc.
Zone 2	Parking	\$0.74	\$1.47	28.3% Private Sector, Land Sales, etc.
Subtotal		\$20.59		
	Marketing	\$0.10		20.0% City of Troy, In-Kind
	Management	\$1.25		25.0% City of Troy, Grants
Total Yrs. 11-15 Prior		\$49.87 \$108.58		26.4% Percent of Total Required Funding 57.4% Percent of Total Required Funding
Running Total		\$158.46		83.8% Percent of Total Required Funding
Years 11-15 Return:				
	Jobs	1,075		
	Wages	\$36,104,792		
	Taxes	\$ 1,021,232		
Prior:	Jobs	305		
	Wages	\$11,374,792		
	Taxes	\$ 237,726		
Total:	Jobs	1,379		
	Wages	\$47,479,583		
	Taxes	\$ 1,258,958		

TABLE F

**Recommended Implementation and Phasing Schedule for Years 11 through 15: South Troy
Working Waterfront Revitalization Plan**

Redevelopment Actions		Estimated Costs in millions \$	Estimated Funds Remaining (mill\$)	Source(s) %
Zone 1	Development	\$13.72	\$11.68	16.0% Private Sector, Land Sales, etc.
Zone 1	Parking	\$0.74	\$0.74	14.2% Private Sector, Land Sales, etc.
Subtotal		\$14.46		
Zone 2	Development	\$11.68	\$0.00	0.0% Private Sector, Land Sales, etc.
Zone 2	Parking	\$0.74	\$0.00	0.0% Private Sector, Land Sales, etc.
Subtotal		\$12.42		
	Marketing	\$0.10	(\$0.00)	- 0.0% City of Troy, In-Kind
	Management	\$1.25	\$0.00	0.0% City of Troy, Grants
Total Yrs. 16-20 Prior		\$28.23 158.46		14.9% Percent of Total Required Funding 83.8% Percent of Total Required Funding
Running Total Contingency		\$186.69 \$2.50		98.7% Percent of Total Required Funding 100.0%
Years 16-20 Return:				
	Jobs	770		
	Wages	\$24,730,000		
	Taxes	\$ 783,506		
Prior:	Jobs	1,379		
	Wages	\$47,479,583		
	Taxes	\$ 1,258,958		
Total:	Jobs	2,149		
	Wages	\$72,209,583		
	Taxes	\$ 2,042,463		

MONITORING

Throughout the process, it is important that the implementation plan be monitored. One objective is to establish a framework for reviewing costs and benefits of any one development opportunity in comparison with another. A second is to assess the opportunity costs of not implementing the Plan.

Table IV-A-1 presents a fiscal /employment model for comparing alternative development projects.

Regarding opportunity costs, the Plan concludes that the City should continue to invest in both its residential and commercial tax base. Currently Troy has a residential imbalance that adversely affects the City's fiscal situation. The Waterfront Plan's emphasis on commercial and industrial uses is in response to this situation.

Redevelopment as envisioned in the Plan will result in numerous tax, wage, and employment benefits for the City.

Tble IV-A-1: Recommended Fiscal /Employment Model for Comparing Alternative Development Projects and Impacts for the South Troy Working Waterfront (Year 2000 \$ in millions)

Characteristic	Impact or Return per Developed Acre
Employment	30 positions
Wages	\$975,000±
Development	14,000± Square Feet of building improvement
Assessment	\$475,000± (net change over current assessment)
Property Tax	\$28,000±(net change over current contribution)

Source: RKG Associates, Inc.